

When Recorded Return to:  
5 Independence, LLC  
14034 S. 145 E., Suite 204  
Draper, UT 84020

14229090 B: 11485 P: 2226 Total Pages: 2  
04/17/2024 01:25 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: 5 INDEPENDENCE, LLC  
14034 S 145 E STE 204 DRAPER, UT 84020



**SPECIAL WARRANTY DEED**

**4 INDEPENDENCE, LLC**, a Utah limited liability company, GRANTOR, of Salt Lake County, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor, but not otherwise, to **5 INDEPENDENCE, LLC**, a Utah limited liability company, GRANTEE, of Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to wit:

**SEE EXHIBIT A**

All of Parcel Numbers: **33-14-303-005-0000 & 33-14-303-006-0000**

A portion of Parcel Number: **33-14-301-005-0000**

WITNESS the hand of said GRANTOR this 17th day of April, 2024.

**4 INDEPENDENCE, LLC**  
a Utah limited liability company

Nathan Snipp  
By: \_\_\_\_\_

Its: Manager

STATE OF UTAH )  
  ) ss.  
COUNTY OF Salt Lake )

I, Katelyn Mickelsen, a Notary Public for the State of Utah, do hereby certify that on the 17th day of April, 2024, personally appeared before me Nathan Snipp, whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence), who by me duly sworn/affirmed, did say that he/she is an authorized agent of 4 Independence, LLC and that said document was signed by him/her in behalf of said company and executed with all necessary authority.

Witness my hand and official seal.



Notary Signature: Katelyn Mickelsen  
My Commission Expires: 04.06.2026

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A portion of the Southwest Quarter of Section 14 and the Southeast Quarter of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being all of Parcels 3314303005 & 3314303006 and a portion of Parcel 3314301005, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 1545.45 feet and South 3993.20 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence S82°00'59"W 56.40 feet; thence N85°59'01"W 945.64 feet; thence N88°31'45"W 4.15 feet; thence N01°28'15"E 22.90 feet; thence along the arc of a curve to the left 42.59 feet with a radius of 225.00 feet through a central angle of 10°50'42", chord: N03°57'05"W 42.52 feet; thence along the arc of a curve to the right 2.49 feet with a radius of 141.50 feet through a central angle of 01°00'24", chord: N08°52'14"W 2.49 feet; thence N01°28'10"E 48.35 feet; thence along the arc of a non-tangent curve to the right 121.01 feet with a radius of 141.50 feet through a central angle of 48°59'53", chord: N35°48'18"E 117.35 feet; thence S85°59'01"E 176.61 feet; thence along the arc of a non-tangent curve to the left 41.90 feet with a radius of 225.00 feet through a central angle of 10°40'10", chord: S80°38'50"E 41.84 feet; thence S85°58'55"E 289.69 feet; thence along the arc of a curve to the left 46.70 feet with a radius of 210.00 feet through a central angle of 12°44'32", chord: N87°38'49"E 46.61 feet; thence N81°16'33"E 89.97 feet; thence along the arc of a curve to the right 44.97 feet with a radius of 160.50 feet through a central angle of 16°03'13", chord: N89°18'10"E 44.82 feet; thence S82°40'14"E 156.95 feet; thence along the arc of a curve to the left 28.06 feet with a radius of 105.00 feet through a central angle of 15°18'37", chord: N89°40'28"E 27.97 feet; thence N82°01'10"E 34.72 feet; thence S07°43'17"E 233.50 feet to the point of beginning.

Contains: ±4.97 acres.

**All of Parcel Numbers:      33-14-303-005-0000 & 33-14-303-006-0000**

**A portion of Parcel Number:      33-14-301-005-0000**

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Return To: 5 INDEPENDENCE, LLC  
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**SPECIAL WARRANTY DEED**

**BANNER HILL, LLC**, a Utah limited liability company, GRANTOR, of Salt Lake County, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor, but not otherwise, to **5 INDEPENDENCE, LLC**, a Utah limited liability company, GRANTEE, of Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to wit:

**SEE EXHIBIT A**

**A portion of Parcel Number: 33-15-428-002-0000**

WITNESS the hand of said GRANTOR this 17th day of April, 2024.

**BANNER HILL, LLC**  
a Utah limited liability company

Nathan Shipp  
By: \_\_\_\_\_

Its: Manager

STATE OF UTAH )  
                                  ) ss.  
COUNTY OF Salt Lake )

I, Katelyn Mickelsen, a Notary Public for the State of Utah, do hereby certify that on the 17th day of April, 2024, personally appeared before me Nathan Shipp, whose identity is personally known to me (or proven on the basis of name of document signer satisfactory evidence), who by me duly sworn/affirmed, did say that he/she is an authorized agent of Banner Hill, LLC and that said document was signed by him/her in behalf of said company and executed with all necessary authority.

Witness my hand and official seal.

Notary Signature: Katelyn Mickelsen  
My Commission Expires: 04.06.2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being a portion of Parcel 3315428002, more particularly described as follows:

Beginning at a point on the south line of Parcel 3315428002, said point located S89°32'53"W along the section line 2305.44 feet and South 3729.79 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence N85°59'01"W along said parcel line 176.62 feet; thence along the arc of a curve to the right 138.61 feet with a radius of 141.50 feet through a central angle of 56°07'33", chord: N88°22'01"E 133.14 feet; thence along the arc of a curve to the left 46.11 feet with a radius of 225.00 feet through a central angle of 11°44'33", chord: S69°26'29"E 46.03 feet to the point of beginning.

Contains: ±2616 s.f. (±0.06 acres)

**PARCEL 2**

A portion of the Southeast Quarter of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being a portion of Parcel 3315428002, more particularly described as follows:

Beginning at a point on the east line of Parcel 3315428002, said point located South 3830.79 feet and West 2550.21 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence S1°28'10"W 48.35 feet; thence along the arc of a curve to the left 48.59 feet with a radius of 141.50 feet through a central angle of 19°40'23", chord: N1°28'10"E 48.35 feet to the point of beginning.

Contains: ±67 s.f.

**Parcel 1 and Parcel 2 being a portion of Parcel Number: 33-15-428-002-0000**