

MAIL TAX NOTICES TO GRANTEE AT:
2150 SOUTH 1300 EAST STE 500
SALT LAKE CITY UT 84106



Property Reference Information:
Tax Parcel No(s): 52-207-0005
Property Address(es) (if any):
931 SOUTH 700 EAST, PROVO, UT 84606

WARRANTY DEED

DUPLEX, LLC, A SERIES OF FOUR ACES, LLC, ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

SALT LAKE WARRIOR, LLC, a TEXAS limited liability company ("Grantee"),

in fee simple the following described real property located in UTAH County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2024 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for Reference Purposes:

File No.: **SL57372CE**

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EXHIBIT "A"
Legal Description

A PORTION OF LOT 2, PLAT "A", SPRING CREEK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 0°56'50" WEST 1515.52 FEET AND EAST 29.23 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°33'21" EAST 100.34 FEET; THENCE NORTH 0°57'40" WEST 70 FEET; THENCE NORTH 88°33'21" WEST 100.34 FEET; THENCE SOUTH 0°57'40" EAST 70 FEET TO THE POINT OF BEGINNING.