

**WHEN RECORDED RETURN TO:**

**Name:** GRANTEE  
**Address:** 10757 S River Front Parkway, Suite 170  
South Jordan, UT 84095

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Sidwell # 49-011-0003

**SPECIAL WARRANTY DEED**  
(Limited Liability Company Form)

33 HOLDINGS      **GRANTOR**

of SALT LAKE County and State of UTAH, hereby GRANTS, BARGAINS, SELLS,  
CONVEYS AND SPECIALLY WARRANTS to:

C&JZ PROPERTIES, LLC **GRANTEE**

of SALT LAKE , County and State of Utah, for the sum of TEN DOLLARS (\$10.00), the  
following tract(s) of land in UTAH County and State of Utah described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements, restrictions and rights of way appearing of record or enforceable in law  
and equity and general property taxes for the year 2023 and thereafter.

The Grantor(s) hereby covenants with the Grantee(s) that Grantor(s) is lawfully seized in fee  
simple of the above granted premises and has good right to sell and convey the same; and that  
Grantor(s), his heirs, executors and administrators shall warrant and defend the title against  
Grantor(s) acts and none other unto the Grantee(s), his heirs and assigns against all lawful claims  
whatsoever.

**IN WITNESS WHEREOF**, the hand of said grantor, this 31<sup>ST</sup> day of MAY 2023

ACCOMMODATION RECORDING ONLY,  
TITLE GUARANTEE MAKES NO REPRESENTATION  
AS TO CONDITION OF TITLE. NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY, SUFFICIENCE  
OR EFFECTS OF DOCUMENT.

33 HOLDINGS

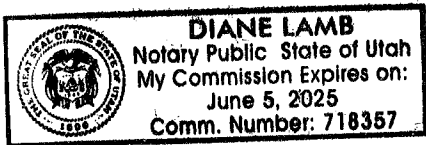
By: [Signature]  
BLAKE HANSEN MANAGER OF  
33 HOLDINGS

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of MAY 2023, personally appeared before me, **BLAKE HANSEN**, who being by me duly sworn, did say that such person(s) is/are A MANAGER, of 33 HOLDINGS.

My commission expires 6/5/2025. Witness my hand and official seal.

[Signature]  
Notary Public:



**Exhibit "A"**  
**Property Description**

Lot 3, Plat "A", Paradise Lane Subdivision, Alpine, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah.

Tax Serial No. 49-011-0003