

13824504
11/16/2021 8:03:00 AM \$40.00
Book - 11269 Pg - 3796-3798
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PEG SLC MILLER AVENUE, LLC, a Utah
limited liability company
180 N University Ave, Ste 200
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-1018449-SLC1 (ami)**
A.P.N.: **16-28-313-015-0000**

Hop, LLC, a Utah limited liability company who took title as Hop LLC, Grantor, of Holladay, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

PEG SLC MILLER AVENUE, LLC, a Utah limited liability company, Grantee, of Provo, Utah County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

SUITE 402, CONTAINED WITHIN THE HIGHLAND PARK PLAZA II CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 28, 2010 IN SALT LAKE COUNTY, AS ENTRY NO. 10979283, IN BOOK 2010P, AT PAGE 110 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JUNE 28, 2010 IN SALT LAKE COUNTY, AS ENTRY NO. 10979284 IN BOOK 9836 AT PAGE 2494 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Witness, the hand(s) of said Grantor(s), this 11/12/2021.

Hop, LLC, a Utah limited liability company

By: Marianne K. Vonderharr
Name: Marianne K. Vonderharr
Title: Manager

By: Wagner Capital Partners, LLC
Manager

By: _____
Name: Megan J. Wagner
Title: Manager

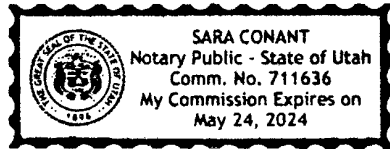
STATE OF UT)
County of Salt Lake) ss.

On 11/12/2021, before me, the undersigned Notary Public, personally appeared **Marianne K, Wonderharr the Manager Hop, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5/24/2024

[Signature]
Notary Public



Witness, the hand(s) of said Grantor(s), this 11-12-2021.

Hop, LLC, a Utah limited liability company

By: _____
Name: Marianne K. Vonderharr
Title: Manager

By: Wagner Capital Partners, LLC
Manager

By: Megan J. Wagner
Name: Megan J. Wagner
Title: Manager

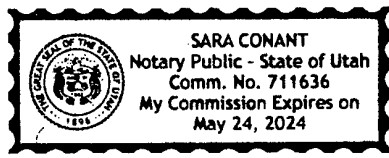
STATE OF UT)
County of Salt Lake) ss.

On 11/12/2021 Megan Wagner, before me, the undersigned Notary Public, personally appeared ~~Marianne K. Vonderharr~~ **the Manager Hop, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5/24/2021

[Signature]
Notary Public



13835958
11/30/2021 3:24:00 PM \$64.00
Book - 11276 Pg - 766-768
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
180 N. University Avenue, Ste. 200
Provo, Utah 84601

APNs:16-28-313-001-0000, 16-28-313-002-0000, 16-28-313-003-0000, 16-28-313-004-0000, 16-28-313-005-0000, 16-28-313-006-0000, 16-28-313-007-0000, 16-28-313-008-0000, 16-28-313-009-0000, 16-28-313-010-0000, 16-28-313-011-0000, 16-28-313-012-0000, 16-28-313-013-0000, 16-28-313-014-0000, 16-28-313-016-0000, 16-28-313-017-0000, 16-28-313-018-0000, 16-28-313-019-0000, 16-28-313-020-0000, 16-28-313-021-0000, 16-28-313-022-0000 and 16-28-313-023-0000

WARRANTY DEED

THIS WARRANTY DEED is made as of the Tuesday, November 23, 2021 by BRICKCREEK, LLC ("*Grantor*"), a Utah limited liability company, in favor of PEG SLC MILLER AVENUE, LLC, ("*Grantee*"), a Delaware limited liability company having its principal office at 180 North University Ave, Suite 200, Provo, Utah 84601.

WITNESSETH, that that Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in Salt Lake County, Utah, to wit:

SUITES 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 305, 401, 403, 404, 405, 406, 407, 408 AND 409 SHOWN IN THE RECORD OF SURVEY MAP FOR THE HIGHLAND PARK PLAZA II CONDOMINIUMS APPEARING IN THE RECORDS OF THE SALT LAKE COUNTY RECORDER, AS ENTRY NO. 10979283, MAP NO. 2010P-110 AND AS IDENTIFIED AND DESCRIBED IN THE DECLARATION OF CONDOMINIUM, AS AMENDED AND SUPPLEMENTED, APPEARING AS ENTRY NO. 10979284, IN BOOK 9836, AT PAGE 2494, OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON AREAS APPERTAINING TO SAID SUITE AS ESTABLISHED IN SAID DECLARATION, AS AMENDED, AND MAP. SUBJECT TO THE PROVISIONS OF THE AFORESAID DECLARATION OF CONDOMINIUM FOR HIGHLAND PARK PLAZA II CONDOMINIUMS, INCLUDING ANY AMENDMENTS THERETO.

Together with all buildings, structures, and other improvements located thereon.

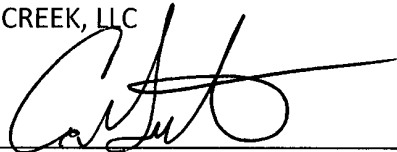
SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

BRICKCREEK, LLC

By: 

Name: Cameron Gunter

Title: Manager

STATE OF UTAH)

)SS:

ACKNOWLEDGMENT

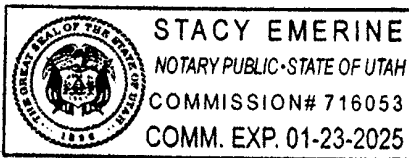
COUNTY OF UTAH)

On this 23rd day of November, 2021, personally appeared before me Cameron Gunter, the Manager of Brickcreek, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Warranty Deed in his capacity as Manager of Brickcreek, LLC with full authority to do so.



Notary Public

(seal)



14087023 B: 11409 P: 570 Total Pages: 2
03/28/2023 04:55 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PEG COMPANIES INC
145 W 200 N, STE 100 ATTN GENERAL COUNCEL PROVO, UT 84601



Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
145 West 200 North, Ste. 100
Provo, Utah 84601

Parcel # 16-28-313-023

WARRANTY DEED

THIS WARRANTY DEED is made as of the Tuesday, March 28, 2023 by BRICKCREEK, LLC (“Grantor”), a Utah limited liability company, in favor of PEG SLC MILLER AVE., LLC, (“Grantee”), a Delaware limited liability company having its principal office at 145 West 200 North, Suite 100, Provo, Utah 84601.

WITNESSETH, that Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in Salt Lake County, Utah, to wit:

BEG E 174.73 FT S 15°18'00" E 159.35 FT FR W 1/4 COR OF SEC 28, T1S, R1E, SLM; S 15°18'00" E 90 FT; S 88°30'00" W 146.52 FT; S 00°49'38" E 172.96 FT; N 87°15'00" W 200.66 FT; N 158.34 FT; S 88°30'00" W 156.19 FT; N 87.43 FT; N 88°30'00" E 477.04 FT TO BEG. 1.74 AC M OR L. LESS SUITES. (BEING THE COMMON AREA FOR HIGHLAND PARK PLAZA II CONDO).

Together with all buildings, structures, and other improvements located thereon.

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

BRICKCREEK, LLC

By: *Rob Fetzer*
Name: Rob Fetzer
Title: Manager

STATE OF UTAH)

)SS:

ACKNOWLEDGMENT

COUNTY OF UTAH)

28th AM

On this ~~27~~²⁸th day of March, 2023, personally appeared before me Rob Fetzer, the Manager of PEG Capital Partners, LLC, which is the Manager of PEG Club Investor, LLC, which is the Manager of PEG SLC Miller Ave., LLC, which is the Sole Member of BRICKCREEK, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Warranty Deed in his capacity as Manager of BRICKCREEK, LLC with full authority to do so.

Betty J. Noe
Notary Public

(seal)



Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
145 West 200 North, Ste. 100
Provo, Utah 84601

14098477 B: 11415 P: 2798 Total Pages: 2
04/26/2023 03:08 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Parcel # 16-28-313-023-0000

QUIT CLAIM DEED

WILLIAMS CENTRE, LLC, grantor, a Utah limited liability company, hereby quitclaims to PEG SLC MILLER AVENUE, LLC, grantee, a Delaware limited liability company for good and valuable consideration, the sufficiency of which is hereby acknowledged, any and all rights, duties, interests, and ownership of whatever kind in and to the following described tract of land in Salt Lake County, Utah, including but not limited to any and all rights and ownership to common areas located therein:

Beginning the Northeast Corner of Brick Lofts and Office Condominiums, recorded June 28, 2010 as Entry #10979283, in Book 2010P, at Page 110, in the Office of the Salt Lake County Recorder, said point being on the Westerly Right-of-Way Line of Highland Drive and also being South 89°37'11" East 174.75 feet along the Section line and South 15°18'00" East 158.16 feet from the East Quarter Corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base & Meridian; and running thence along the boundary of said Brick Lofts and Office Condominiums the following eight (8) courses:

- (1) South 15°18'00" East 90.21 feet also being along the Westerly Right of Way Line of Highland Drive;
- (2) South 88°30'00" West 146.52 feet;
- (3) South 00°49'38" East 172.96 feet also to the North Right-of-Way Line of Miller Avenue;
- (4) North 87°15'00" West 200.66 feet also being along the North Right-of-Way Line of Miller Avenue;
- (5) North 158.34 feet;
- (6) South 88°30'00" West 156.19 feet;
- (7) North 87.43 feet;
- (8) North 88°30'00" East 476.90 feet to the point of beginning.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

WILLIAMS CENTRE, LLC

By: Kelsie M M
Name: Kelsie M Mortensen
Title: Manager

STATE OF UTAH)
)SS:
COUNTY OF UTAH)

ACKNOWLEDGMENT

On this 24th of April, 2023, personally appeared before me Kelsie Mortensen, the Manager of WILLIAMS CENTRE, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Quitclaim Deed in ~~his~~ capacity as Manager of WILLIAMS CENTRE, LLC with full authority to do so.

Stacy Emerine
Notary Public

(seal)



Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
145 West 200 North, Ste. 100
Provo, Utah 84601

14098478 B: 11415 P: 2800 Total Pages: 2
04/26/2023 03:08 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Parcel # 16-28-313-023-0000

QUIT CLAIM DEED

WILLIAMS CENTRE, LLC, grantor, a Utah limited liability company, hereby quitclaims to PEG SLC MILLER AVENUE, LLC, grantee, a Delaware limited liability company for good and valuable consideration, the sufficiency of which is hereby acknowledged, any and all rights, duties, interests, and ownership of whatever kind in and to the following described tract of land in Salt Lake County, Utah, including but not limited to any and all rights and ownership to common areas located therein:

Beginning 246.62 feet South and North 88°30' East 94.03 feet from the Northwest Corner of the Southwest Quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian; running thence South 88°30' West 150 feet; thence South 2°45'16" 161.51 feet; thence South 87°15' East 11.43 feet; thence North 48°07'52" East 21.34 feet; thence South 87°08'52" East 132.85 feet; thence North 0°49'38" E 158.18 feet to the Point of Beginning.

Containing approximately .55 acres

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

WILLIAMS CENTRE, LLC

By: Kelsie M [Signature]
Name: Kelsie M Mortensen
Title: Manager

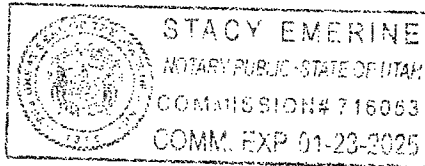
STATE OF UTAH)
)SS:
COUNTY OF UTAH)

ACKNOWLEDGMENT

On this 24th of April, 2023, personally appeared before me Kelsie Mortensen the Manager of WILLIAMS CENTRE, LLC, a Utah limited liability company, who duly acknowledged to me that she executed this Quitclaim Deed in ~~her~~ capacity as Manager of WILLIAMS CENTRE, LLC with full authority to do so.

[Signature]
Notary Public

(seal)



14100742 B: 11416 P: 4930 Total Pages: 4
05/02/2023 10:31 AM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380SALT LAKE CITY, UT 841112371

Record and Return To:

PEG Companies, Inc.
Attn: General Counsel
145 West 200 North, Ste. 100
Provo, Utah 84601

Parcel # 16-28-313-011-0000
16-28-313-012-0000

******The purpose of this Corrective Warranty Deed is to correct that certain Warranty Deed recorded April 26, 2023 as Entry No. 14098476 in Book 11415 at Page 2796 in which a legal description was not attached.**

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED is made as of May 2, 2023 by WILLIAMS CENTRE, LLC (“Grantor”), a Utah limited liability company, in favor of PEG SLC MILLER AVENUE, LLC, (“Grantee”), a Delaware limited liability company having its principal office at 145 West 200 North, Suite 100, Provo, Utah 84601.

WITNESSETH, that Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in Salt Lake County, Utah, to as more particularly defined in Exhibit 1 to this Corrective Warranty Deed, together with all buildings, structures, and other improvements located thereon.

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

WILLIAMS CENTRE, LLC

By: *Kelsie Mortensen*
Name: Kelsie Mortensen
Title: Manager

STATE OF UTAH)
)SS:
COUNTY OF UTAH)

ACKNOWLEDGMENT

On this 2nd of May, 2023, personally appeared before me Kelsie Mortensen, the manager of WILLIAMS CENTRE, LLC, a Utah limited liability company, who duly acknowledged to me that she executed this Warranty Deed in her capacity as manager of WILLIAMS CENTRE, LLC with full authority to do so.

Stacy Emerine
Notary Public

(seal)

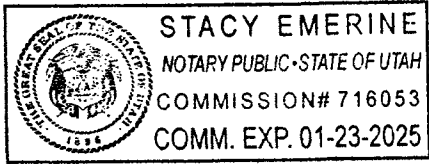


EXHIBIT 1

THE LAND REFERRED TO IN THIS DOCUMENT IS LOCATED IN SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°30' EAST 190.01 FEET TO THE CENTER LINE OF HIGHLAND DRIVE; THENCE SOUTH 15°18' EAST ALONG SAID CENTER LINE 52 FEET; THENCE NORTH 86°21' WEST 204.82 FEET; THENCE NORTH 32 FEET TO BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 86°21' EAST 50 FEET 9 INCHES; THENCE SOUTH 177 FEET; THENCE NORTH 87°15' WEST 50 FEET 9 INCHES, MORE OR LESS TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 177.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH 246.62 FEET AND NORTH 88°30' EAST 94.03 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°30' EAST 190.01 FEET TO THE CENTER LINE OF HIGHLAND DRIVE; THENCE SOUTH 15°18' EAST ALONG SAID CENTER LINE 52 FEET; THENCE NORTH 86°21' WEST 204.82 FEET; THENCE NORTH 32 FEET TO BEGINNING.

PARCEL 2A:

A RIGHT OF WAY OVER APPURTENANT TO PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING IN THE CENTER OF HIGHLAND DRIVE, 246.62 FEET SOUTH AND NORTH 88°30' EAST 284.04 FEET AND SOUTH 15°18' EAST 196.2 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, THENCE NORTH 87°15' WEST 785.6 FEET; THENCE NORTH 10 FEET; THENCE NORTH 87°15' WEST 69.08 FEET;

THENCE SOUTH 48.43 FEET; THENCE SOUTH 87°15' EAST 865.18 FEET; THENCE NORTH 15°18' WEST 39.75 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 1 AND 2 THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 15°18'00" EAST 246.54 FEET ALONG THE MONUMENT LINE IN HIGHLAND DRIVE AND SOUTH 88°30'00" WEST 187.81 FEET FROM A SALT LAKE COUNTY SURVEY MONUMENT NEAR THE INTERSECTION OF HIGHLAND DRIVE AND GUNN AVENUE (3080 SOUTH), SAID POINT OF BEGINNING ALSO DESCRIBED AS EAST 174.73 FEET AND SOUTH 15°18'00" EAST 249.35 FEET AND SOUTH 88°30'00" WEST 146.616 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 172.825 FEET TO THE NORTH LINE OF MILLER AVENUE; THENCE SOUTH 87°15'00" EAST 2.50 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°49'38" WEST 172.963 FEET TO THE POINT OF BEGINNING.