

WHEN RECORDED, RETURN TO:
JF 4500 Partners, LLC
1216 W. Legacy Crossing Blvd., Ste. 300
Centerville, UT 84014

14107795 B: 11420 P: 4606 Total Pages: 3
05/19/2023 04:42 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Parcel Number(s): 22-06-426-008-0000

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged the **Brian & Jana Watts Family Limited Partnership**, a Utah limited partnership ("**Grantor**"), with an address of 977 S. Wind River Way, Kaysville, UT 84037, hereby conveys and warrants against all who claim by, through or under the Grantor to **JF 4500 Partners, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, all of Grantor's undivided thirty-six and one-half percent (36.5%) tenant-in-common interest, right, and title in the parcel of land located in Salt Lake County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

Subject to property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations, and easements of record; and all applicable zoning laws and ordinances.

[Remainder of page left intentionally blank. Additional pages follow.]


COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

WITNESS the hand of said Grantor this 19 day of May, 2023.

GRANTOR

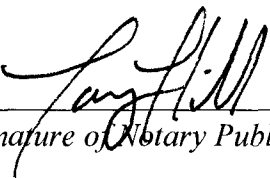
BRIAN & JANA WATTS FAMILY LIMITED PARTNERSHIP,
a Utah limited partnership

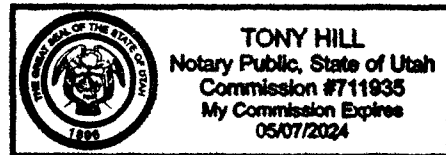
By: 
Name: Brian Watts
Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 19 day of May, 2023, personally appeared before me Brian Watts, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of the Brian & Jana Watts Family Limited Partnership, and that said document was signed by him in behalf of said limited partnership by authority of its governing documents, and said Brian Watts acknowledged to me that said limited partnership executed the same.

WITNESS my hand and official seal.


Signature of Notary Public



(seal)

EXHIBIT A
(Property Description)

All of Grantor's undivided thirty-six and one-half percent (36.5%) tenant-in-common interest in and to that certain real property located in Salt Lake County, Utah and more particularly described as follows:

BEG N 0°03'15" W 40 FT FR SW COR LOT 2, BLK 6, TEN ACRE PLATA; BIG FIELD SUR; N 0°03'15" W 300 FT; N 89°49'08" E 749.92 FT; S 0°05'31" W 300.9 FT M OR L; S 89°53'15" W 749.15 FT TOBEG. LESS AND EXCEPTING, BEG N 00°03'15" W 40 FT FR SW COR OF SAID LOT 2; N 00°03'15" W 15 FT; S 45°05'14" E 21.20 FT; S 89°52'46" W 15 FT TO BEG.

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FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged the **F4 Properties, LLC**, a Utah limited liability company ("**Grantor**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, hereby conveys and warrants against all who claim by, through or under the Grantor to **JF 4500 Partners, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 1216 W. Legacy Crossing Blvd., Ste. 300, Centerville, UT 84014, all of Grantor's undivided sixty-three and one-half percent (63.5%) tenant-in-common interest, right, and title in the parcel of land located in Salt Lake County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

Subject to property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations, and easements of record; and all applicable zoning laws and ordinances.

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