

Mail Recorded Deed & Tax Notice To:  
Mountain West Development, LLC,  
a Delaware limited liability company  
386 West 500 South, Ste 100  
Salt Lake City, UT 84101



File No.: 175693-CAB

### QUITCLAIM DEED

TBD Pickle, LLC, a Delaware limited liability company,  
**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby quitclaims to  
Mountain West Development, LLC, a Delaware limited liability company,

**GRANTEE(S)**, of Salt Lake City, State of Utah  
for the sum of Ten and no/100 (\$10.00) DOLLARS  
and other good and valuable consideration, the following described tract of land in Salt Lake County,  
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 15-12-130-016, 15-12-130-014, and 15-12-130-013 (for reference purposes only)

Dated this 28 day of March, 2024.

TBD Pickle, LLC, a Delaware limited liability  
company

BY:   
Name: Brandon Blaser  
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28<sup>th</sup> day of March, 2024, before me, personally appeared  
Paul H. Love, proved on the basis of satisfactory evidence to be the person  
whose name is subscribed to this document, and acknowledged before me that he/she/they executed the  
same on behalf of TBD Pickle, LLC, a Delaware limited liability company.

Notary Public



#### 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.

726642  
09-12-2026

**EXHIBIT A**

**PROPOSED PARCEL 3**

A PARCEL A LAND LOCATED IN LOT 3 & 4, BLOCK 12, PLAT A, SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4, SAID POINT BEING SOUTH 0°00'58" EAST 27.29 FEET ALONG SAID WEST LINE FROM THE NORTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 80°00'58" EAST 75.23 FEET; THENCE SOUTH 76°31'25" EAST 67.50 FEET; THENCE NORTH 0°00'05" EAST 30.11 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°56'39" EAST 107.80 FEET ALONG THE NORTH LINE OF SAID LOTS 3 & 4; THENCE SOUTH 0°01'15" EAST 165.06 FEET; THENCE SOUTH 89°56'40" WEST 247.54 FEET TO A POINT ON SAID WEST LINE OF LOT 4; THENCE NORTH 0°00'58" WEST 137.76 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Mail Recorded Deed & Tax Notice To:  
Mountain West Development, LLC,  
a Delaware limited liability company  
386 West 500 South, Ste 100  
Salt Lake City, UT 84101



File No.: 175693-CAB

### QUITCLAIM DEED

**Mountain West Development, LLC, a Delaware limited liability company, GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to Mountain West Development, LLC, a Delaware limited liability company,**

**GRANTEE(S), of Salt Lake City, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.: 15-12-130-027, 15-12-130-028 and 15-12-13-002 (for reference purposes only)**

Dated this 28 day of March, 2024.

Mountain West Development, LLC, a Delaware limited liability company

BY: [Signature]  
Name: Brancon Blaser  
Title: manager

STATE OF UTAH

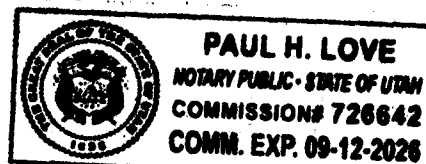
COUNTY OF SALT LAKE

On this 28th day of March, 2024, before me, personally appeared Paul H. Love, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Mountain West Development, LLC, a Delaware limited liability company.

[Signature]  
Notary Public

#### COURTESY RECORDING ONLY

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126642  
09-12-2026

**EXHIBIT A**

**Proposed Parcel 1:**

A PARCEL A LAND LOCATED IN LOT 6, BLOCK 12, PLAT A, SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, AND RUNNING THENCE NORTH 89°56'38" EAST 121.00 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°01'22" EAST 212.00 FEET THENCE SOUTH 89°58'39" WEST 121.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 0°01'09" WEST 211.93 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

14223633 B: 11482 P: 1142 Total Pages: 4  
04/02/2024 03:36 PM By: ECarter 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

Mail Recorded Deed & Tax Notice To:  
Mountain West Development, LLC,  
a Delaware limited liability company  
386 West 500 South, Ste 100  
Salt Lake City, UT 84101



File No.: 175693-CAB

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## QUITCLAIM DEED

**Mountain West Development, LLC, a Delaware limited liability company and TBD Pickle, LLC, a Delaware limited liability company and TBD Hide, LLC, a Delaware limited liability company , GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to Mountain West Development, LLC, a Delaware limited liability company,**

**GRANTEE(S), of Salt Lake City, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

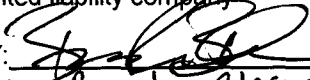
**TAX ID NO.: 15-12-130-032, 15-12-130-030, 15-12-130-013 and 15-12-130-002 (for reference purposes only)**

Signature page to 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.

Dated this 28 day of March, 2024.


Mountain West Development, LLC, a Delaware limited liability company

BY:   
Name: Brandon Blaser  
Title: Manager

TBD Pickle, LLC, a Delaware limited liability company

BY:   
Name: Brandon Blaser  
Title: Manager

TBD Hide, LLC, a Delaware limited liability company

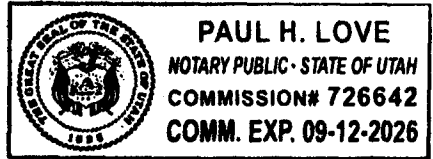
BY:   
Name: Brandon Blaser  
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28<sup>th</sup> day of March, 2024, before me, personally appeared ~~Paul H. Love~~ Brandon Blaser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Mountain West Development, LLC, a Delaware limited liability company.

Paul H. Love  
Notary Public

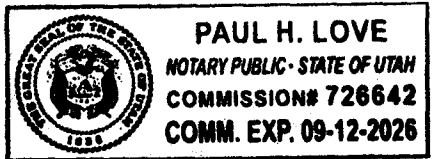


STATE OF UTAH

COUNTY OF SALT LAKE

On this 28<sup>th</sup> day of March, 2024, before me, personally appeared ~~Paul H. Love~~ Brandon Blaser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of TBD Pickle, LLC, a Delaware limited liability company.

Paul H. Love  
Notary Public

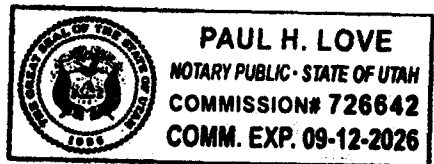


STATE OF UTAH

COUNTY OF SALT LAKE

On this 28<sup>th</sup> day of March, 2024, before me, personally appeared ~~Paul H. Love~~ Brandon Blaser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of TBD Hide, LLC, a Delaware limited liability company.

Paul H. Love  
Notary Public



**EXHIBIT A**

**PROPOSED PARCEL 2**

A PARCEL A LAND LOCATED IN LOT 4, 5 & 6, BLOCK 12, PLAT A, SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 89°56'39" WEST 5.42 FEET ALONG THE WEST EXTENSION OF THE COMMON LINE OF SAID LOTS 4 AND 5 TO THE EAST RIGHT OF WAY LINE OF 400 WEST STREET; THENCE NORTH 0°00'58" WEST 147.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 89°54'38" EAST 170.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5, SAID POINT BEING SOUTH 0°01'09" EAST 185.22 FEET ALONG SAID WEST LINE FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0°01'09" EAST 29.21 FEET ALONG THE EAST LINE OF SAID LOT 5; THENCE NORTH 89°58'39" EAST 121.01 FEET; THENCE NORTH 89°56'38" EAST 44.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6, SAID POINT BEING SOUTH 0°01'21" EAST 212.00 FEET ALONG SAID EAST LINE FROM THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0°01'21" EAST 118.11 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°56'39" WEST 190.31 FEET ALONG THE COMMON LOT LINES OF SAID LOTS 4, 5 & 6; THENCE SOUTH 0°00'05" WEST 30.11 FEET; THENCE NORTH 76°31'25" WEST 67.50 FEET; THENCE SOUTH 80°00'58" WEST 75.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH 0°00'58" WEST 27.29 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.