

When Recorded Mail This Deed To:
WDG Seventh East, LLC
Attn: Spencer H. Wright
1178 Legacy Crossing Blvd., Suite 100
Centerville, Utah 84014

13787927
9/30/2021 4:31:00 PM \$40.00
Book - 11247 Pg - 6884-6888
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

First American Title
National Commercial Services
NCS File # 1077277

Tax Parcel Nos.: 16-06-435-001-0000, 16-05-306-002-0000,
16-05-306-008-0000, 16-05-307-008-0000, 16-05-306-010-0000

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

T H A INVESTMENTS, LTD., a Utah limited partnership, which is also known as THA Investments, LTD, a Utah limited partnership, and as T. H. A. Investments, a Utah Limited Partnership, as to an undivided 61.4746% interest, and THA 6, LLC, a Utah limited liability company, as to an undivided 38.5254% interest (collectively "Grantor"), hereby CONVEY AND WARRANT against all who claim by, through or under Grantor to WDG SEVENTH EAST, LLC, a Utah limited liability company ("Grantee"), whose current address is 1178 Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, the following described real property in Salt Lake County, State of Utah, together with (i) any and all rights of Grantor in and to all rights and appurtenances pertaining to the property, including, without limitation, all roads, alleys, mineral rights (if any), development rights (if any), water rights and water shares, easements, streets and ways adjacent to or serving the property, and rights of ingress and egress thereto, and (ii) any and all rights of Grantor in and to all improvements, structures and fixtures placed, constructed or installed on the land (the "Property") to-wit:

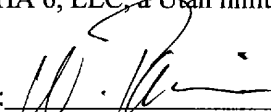
See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all taxes, assessments, and liens not delinquent, and encumbrances, rights-of-way, easements, restrictions, reservations of record and other matters of record applicable to the Property as of the date hereof.

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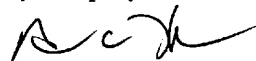
WITNESS, the hand of said Grantor, this 28th day of September, 2021, to be effective as of September 30, 2021.

THA 6, LLC, a Utah limited liability company

By: 
W. Taylor Vriens, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 28th day of September, 2021, by W. Taylor Vriens, the Manager of THA 6, LLC, a Utah limited liability company.


Notary Public

My Commission Expires:
7/7/2022

Residing at:
SLC, UT

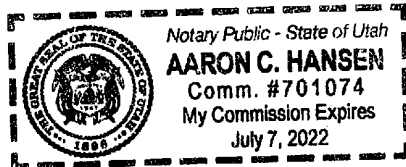


EXHIBIT "A"
To
SPECIAL WARRANTY DEED

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 1:

COMMENCING 33 FEET EAST AND 53 FEET 7 1/2 INCHES NORTH OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 50 FEET 7 1/2 INCHES; THENCE EAST 9 RODS; THENCE SOUTH 50 FEET 7 1/2 INCHES; THENCE WEST 9 RODS TO THE PLACE OF BEGINNING.

ALSO:

BEGINNING AT A POINT 2 RODS EAST AND 12 3/8 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 8, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 48 3/8 FEET; THENCE EAST 9 RODS; THENCE NORTH 48 3/8 FEET; THENCE WEST 9 RODS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 7 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 3 RODS; THENCE SOUTH 123.5 FEET; THENCE EAST 3 RODS; THENCE NORTH 123.5 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS ENTRY NO. 7728568 IN BOOK 8390 AT PAGE 8090 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°59'45" WEST 184.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; AND RUNNING THENCE SOUTH 89°59'45" EAST 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°00'29" EAST 4.18 FEET; THENCE SOUTH 89°52'26" WEST 31.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.84 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°18'54" 29.79 FEET WITH A CHORD BEARING NORTH 84°28'07" WEST 29.74 FEET; THENCE NORTH 78°48'40" WEST 7.17 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 2 AS DISCLOSED BY WARRANTY DEED RECORDED SEPTEMBER 16, 1988 AS ENTRY NO. 4676747 IN BOOK 6064 AT PAGE 2786 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 10 FEET; THENCE SOUTH 123.5 FEET; THENCE EAST 16 FEET; THENCE NORTH 123.5 FEET; THENCE WEST 6.0 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT B, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66 FEET; THENCE WEST 148.5 FEET; THENCE SOUTH 123.75 FEET; THENCE EAST 60 FEET; THENCE NORTH 57.75 FEET; THENCE EAST 88.50 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY "CORRECTION" WARRANTY DEED RECORDED JULY 31, 1998 AS ENTRY NO. 7042181 IN BOOK 8051 AT PAGE 1034 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 9 RODS WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66.0 FEET; THENCE WEST 1 ROD; THENCE SOUTH 66.0 FEET; THENCE WEST 8 RODS; THENCE SOUTH 12.75 FEET; THENCE EAST 9 RODS; THENCE NORTH 12.75 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A RIGHT OF WAY AS APPURTENANT TO PARCEL 4 AS DISCLOSED BY AGREEMENT RECORDED JULY 02, 1964 AS ENTRY NO. 2011135 IN BOOK 2208 AT PAGE 633 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 88.50 FEET; THENCE SOUTH 17 FEET; THENCE EAST 88.50 FEET; THENCE NORTH 6 FEET TO THE PLACE OF BEGINNING.

PARCEL 7:

BEGINNING AT A POINT 10 RODS WEST FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 53.0 FEET; THENCE SOUTH 10 RODS; THENCE EAST 53.0 FEET; THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41.5 FEET; THENCE WEST 165 FEET; THENCE SOUTH 140.5 FEET; THENCE EAST 165 FEET; THENCE NORTH 99 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 28, 2000 AS ENTRY NO. 7728568 IN BOOK 8390 AT PAGE 8090 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 6, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, SAID POINT BEING NORTH 89°59'45" WEST 184.03 FEET FROM THE NORTHEAST CORNER OF SAID LOT 6; AND RUNNING THENCE SOUTH 89°59'45" EAST 68.46 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 0°00'29" EAST 4.18 FEET; THENCE SOUTH 89°52'26" WEST 31.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 150.84 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°18'54" 29.79 FEET WITH A CHORD BEARING NORTH 84°28'07" WEST 29.74 FEET; THENCE NORTH 78°48'40" WEST 7.17 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NOS: 16-06-435-001-0000, 16-05-306-002-0000, 16-05-306-008-0000, 16-05-307-008-0000, 16-05-306-010-0000

The Order of the Court is stated below:

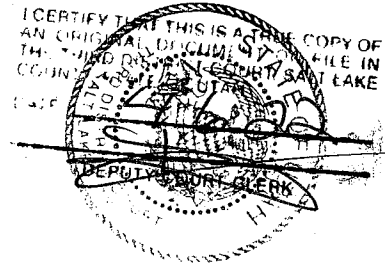
Dated: March 21, 2022
04:02:50 PM

/s/ KEITH KELLY
District Court Judge



Spencer B. Nelson (11309)
NELSON CHRISTENSEN
HOLLINGWORTH & WILLIAMS
5292 South College Drive #203
Murray, UT 84123
Telephone: (801) 428-1811
spencer@nchwlaw.com

Attorneys for Plaintiff



142240548 B: 11491 P: 4096 Total Pages: 2
05/15/2024 10:22 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: NELSON CHRISTENSEN HOLLINGWORTH & WILLIAMS
68 SOUTH MAIN STREET, SUITE 60SALT LAKE CITY, UT 84101

IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

WDG SEVENTH EAST, LLC, A UTAH
LIMITED LIABILITY COMPANY,

Plaintiff,

vs.

ESTATE OF HETTIE M. CRITCHLOW aka
MABEL H. CRITCHLOW; ESTATE OF
JOHN F. CRITCHLOW; ESTATE OF
ARTHUR B. CRITCHLOW; and
JOHN DOES 1 - 10,

Defendants.

JUDGMENT/ORDER QUIETING TITLE

Civil No. 210906607
Judge Keith Kelly

Pursuant to the pleadings and documents on file with the Court, no Answers or other responsive pleadings having been filed by any of the above-named Defendants, the Court finding that the property subject of this action has not been assessed by the Salt Lake County Treasurer and that no person or entity claims any ownership thereof other than Plaintiff; and good cause appearing; it is hereby ORDERED, ADJUDGED AND DECREED as follows:

1. Plaintiff is the legal and lawful owner of the following described real property located in Salt Lake County, State of Utah, free and clear of any and all claims of any other person or entity:

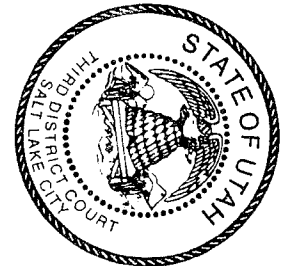
A PORTION OF A RIGHT OF WAY BEGINNING 9 RODS WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE N89°59'54"W 148.58 FEET; THENCE S00°00'30"E 12.75'; THENCE S89°59'54"E 148.58 FEET; THENCE N00°00'29"W 12.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,894.40 SQ/FT OR 0.0435 ACRES MORE OR LESS.

2. Title to such property is quieted in the name of the Plaintiff WDG Seventh East, LLC,

a Utah limited liability company,

*****Executed and entered by the Court as indicated by the date and seal at the top of the**

first page***



13848317 B: 11283 P: 456 Total Pages: 1
12/16/2021 09:36 AM By: ndarmiento Fees: \$40.00
QCD- QUIT CLAIM DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE INSURANCE AGENCY OF UTAH
6955 S UNION PARK CTR STE 370MIDVALE, UT 840476516

AFTER RECORDING RETURN TO:
WDG Seventh East, LLC
1178 Legacy Crossing Blvd, Ste 100
Centerville, UT 84014

QUITCLAIM DEED

Tax Parcel No: 16-05-306-008

WDG Seventh East, LLC, a Utah limited liability company, Grantor, hereby QUITCLAIMS to WDG Seventh East, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 32, PLAT B, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 66 FEET; THENCE WEST 165 FEET; THENCE SOUTH 66 FEET; THENCE EAST 165 FEET TO THE POINT OF BEGINNING.

The purpose of this deed is to combine the above legal description.

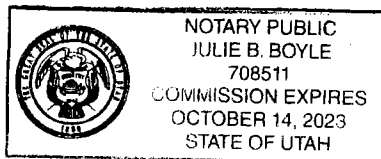
COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Witness, the hand(s) of said Grantor(s), this December 14, 2021.

WDG Seventh East, LLC, a Utah limited liability company

By: [Signature]
Name: Spencer H. Wright
Title: Manager

STATE OF Utah)
County of Davis) ss.



On December 14, 2021, before me, the undersigned Notary Public, personally appeared Spencer H. Wright, the Manager of WDG Seventh East, LLC, a Utah limited liability company who duly acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

My Commission Expires: 10-14-2023

[Signature]
Notary Public

14099376 B: 11415 P: 7735 Total Pages: 2
04/28/2023 01:02 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: STEWART TITLE OF UTAH
6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

MAIL TAX NOTICE TO:

WDG Seventh East, LLC, a Utah limited liability company
1178 W. Legacy Crossing Blvd. Suite 100
Centerville, UT 84014

SPECIAL WARRANTY DEED

Glendora Properties, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to WDG Seventh East, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning at the Northeast corner of Lot 8, Block 32, Plat "B", SALT LAKE CITY SURVEY and running thence West 88.50 feet, thence South 57.75 feet, thence East 88.50 feet, thence North 57.75 feet to the point of beginning.

Tax ID No. 16-05-307-009 (Shown for informational purposes only.)

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26 day of April, 2023.

Glendora Properties, LLC, a Utah limited liability company

By: *Thomas Segura*
Thomas Segura, Managing Member

By: *Stacey Segura*
Stacey Segura, Managing Member

State of Utah
County of Davis

On this 26 day of April, 2023, personally appeared before me, the undersigned Notary Public, Thomas Segura and Stacey Segura the Managing Members of Glendora Properties, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

Nobalee Rhoades
Notary Public
My commission expires: 8-4-26

