

Mail Recorded Deed and Tax Notice To:
CW Copper Rim 1, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

13882653 B: 11301 P: 4784 Total Pages: 3
02/01/2022 04:10 PM By: zhook Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 154322-CAF

SPECIAL WARRANTY DEED

**West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and
Yellowstone Legacy, LLC, a Utah limited liability company, as to the remaining undivided one-half
(1/2) interest**

GRANTOR(S) of Idaho Falls, State of Idaho, hereby Conveys and Warrants against all who claim by,
through, or under the grantor to

CW Copper Rim 1, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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.: 20-26-457-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of February, 2022.

West Bench, LLC, a Utah limited liability company

BY: Craig D Jensen
Craig D Jensen
Manager

Yellowstone Legacy, LLC, a Utah limited liability company

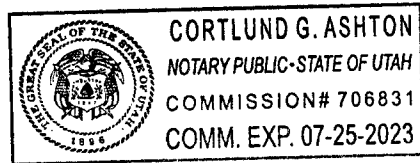
BY: Richard H. Jensen
Richard H. Jensen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of February, 2022, before me, personally appeared Craig D Jensen, 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 West Bench, LLC, a Utah limited liability company.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of February, 2022, before me, personally appeared Richard H. Jensen, 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 Yellowstone Legacy, LLC, a Utah limited liability company.

Cortlund G. Ashton
Notary Public

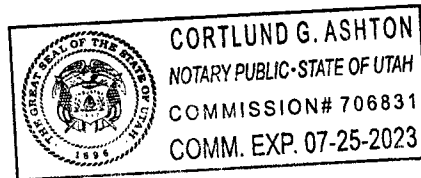


EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR AND THE NORTH RIGHT OF WAY LINE OF 7800 SOUTH STREET; SAID POINT BEING NORTH 89°58'34" EAST 216.99 FEET ALONG THE SECTION LINE AND NORTH 0°01'26" WEST 84.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 20°15'47" WEST 224.33 FEET TO A POINT OF CURVATURE ON A 1,108.00 FOOT RADIUS CURVE TO THE LEFT; (2) NORTHWESTERLY 561.19 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 34°46'20" WEST FOR A DISTANCE OF 555.21 FEET); (3) NORTH 49°17'49" WEST 75.46 FEET TO A POINT ON THE SOUTHERLY CORNER OF THE WEST JORDAN CITY PARCEL, AS DESCRIBED PER ENTRY 12993692, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 39°17'14" EAST 218.39 FEET; (2) NORTH 0°00'03" EAST 196.33 FEET; THENCE NORTH 39°25'08" EAST 137.83 FEET; THENCE SOUTH 50°39'38" EAST 7.01 FEET; THENCE NORTH 53°39'17" EAST 345.25 FEET TO A POINT OF CURVATURE ON A 200.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 30.59 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 49°16'24" EAST FOR A DISTANCE OF 30.56 FEET); THENCE NORTH 44°53'30" EAST 53.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, THE FOLLOWING TWO (2) COURSES & DISTANCES: (1) SOUTH 45°06'31" EAST 175.87 FEET TO A POINT OF CURVATURE WITH A 1908.69 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THE CENTER OF SAID CURVE BEARS SOUTH 44°30'47" WEST (2) THENCE SOUTHEASTERLY 240.71 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 41°52'27" EAST FOR A DISTANCE OF 240.55 FEET); THENCE SOUTH 77°31'49" WEST 132.96 FEET TO POINT OF CURVATURE WITH A 284.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 189.30 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 58°26'05" WEST FOR A DISTANCE OF 185.82 FEET); THENCE SOUTH 39°20'22" WEST 83.55 FEET; THENCE NORTH 50°39'38" WEST 20.52 FEET; THENCE SOUTH 41°42'34" WEST 283.49 FEET; THENCE SOUTH 48°17'26" EAST 631.98 FEET TO POINT OF CURVATURE WITH A 150.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 97.40 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 66°53'37" EAST FOR A DISTANCE OF 95.70 FEET); THENCE SOUTH 0°02'45" EAST 300.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 7800 SOUTH STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID 7800 SOUTH STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 89°59'10" WEST 31.81 FEET; (2) NORTH 88°21'05" WEST 231.29 FEET; (3) SOUTH 89°44'01" WEST 154.96 FEET TO THE POINT OF BEGINNING.

WHEN RECORDED, RETURN TO:
CW Copper Rim 1, LLC
c/o Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel No.(s): 20-26-457-015

QUIT CLAIM DEED

West Bench, LLC, a Utah limited liability company, and Yellowstone Legacy, LLC, a Utah limited liability company,

grantor(s), hereby **QUIT CLAIMS** to

CW Copper Rim 1, LLC, grantee(s) for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described parcels of land in County of SALT LAKE, State of UTAH:

Parcel No. 20-26-457-015

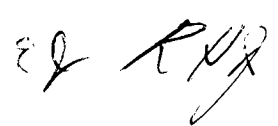
More particularly described as:

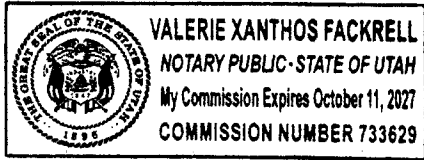
BEG SE COR PARCEL A, COPPER RIM COMMERCIAL PH 1; S 89^59'10"W 156.38 FT; N 0^02'45" W 22.02 FT; N 89^58'48" E 164.55 FT; S 29^21'28" W 5.31 FT; SW'LY ALG 33 FT RADIUS CURVE TO L, 17.23 FT (CHD S 14^24'08" W) M OR L TO BEG. (BEING PT SD PARCEL, SD SUB)

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7 day of October, 2024.

[SIGNATURE TO FOLLOW]





GRANTOR:

West Bench, LLC
a Utah limited liability company

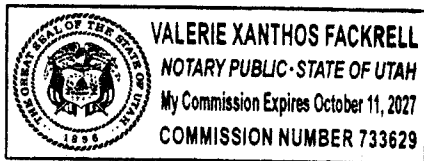
By: [Signature]
Name: Eric D Jensen
Its: Manager
Date: 10/7/2024

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 7th day of October 2024, by Eric D. Jensen, in such person's capacity as the Manager of West Bench, LLC, a Utah limited liability company.

[Signature]
Notary Public
GRANTOR of
ASSIGNEE:

Yellowstone Legacy, LLC
a Utah limited liability company



By: [Signature]
Name: Richard H. Jensen
Its: Manager
Date: Oct. 7, 2024

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 7th day of October 2024, by Richard H. Jensen, in such person's capacity as the Manager of Yellowstone Legacy, LLC, a Utah limited liability company.

[Signature]
Notary Public