

Mail Recorded Deed and Tax Notice To:  
JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company  
1216 W Legacy Crossing Blvd  
Centerville, UT 84014



**COTTONWOOD  
TITLE**

File No.: 149715-MCF

**14029911 B: 11379 P: 4773 Total Pages: 3**  
**10/14/2022 02:53 PM By: tpham 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

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## **SPECIAL WARRANTY DEED**

**Go West Investments LLC, a Utah limited liability company**

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**JFI North Temple 1 Partners QOZB, 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.:** 08-35-456-017 (for reference purposes only)

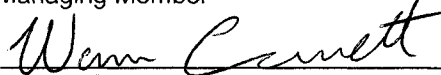
**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

4th  
Dated this ~~12th~~ day of October, 2022.

Go West Investments LLC, a Utah limited liability company

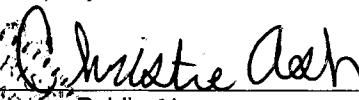
BY:   
Kyle Zack  
Managing Member

BY:   
Warren Crummett  
Managing Member

STATE OF MICHIGAN

COUNTY OF Muskegon

On this 4<sup>th</sup> day of October, 2022, before me, personally appeared Kyle Zack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.

  
Notary Public Christine Ash

STATE OF MICHIGAN

COUNTY OF Muskegon

On this 4<sup>th</sup> day of October, 2022, before me, personally appeared Warren Crummett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.

  
Notary Public Christine Ash

**EXHIBIT A**  
**Legal Description**

Commencing at a point 105.5 feet South from the Northeast corner of Lot 8, Block 57, Plat C, Salt Lake City Survey and running thence South 68.5 feet; thence West 198 feet; thence North 9 feet; thence East 80 feet; thence North 24.75 feet; thence East 22 feet; thence North 33 feet; thence East 30 feet; thence North 1.75 feet; thence East 66 feet to the point of beginning.

13859050 B: 11289 P: 1668 Total Pages: 3  
12/30/2021 09:06 AM By: zhook Fees: \$40.00  
WD- 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

Mail Recorded Deed and Tax Notice To:  
JFI North Temple 1 Partners QOZB, LLC  
1216 W Legacy Crossing Blvd, Ste 150  
Centerville, UT 84014



File No.: 149445-CAF

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## WARRANTY DEED

Go West Investments, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, LLC, a Utah 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.:** 08-35-456-043 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 29th day of December, 2021.

Go West Investments LLC, a Utah limited liability company

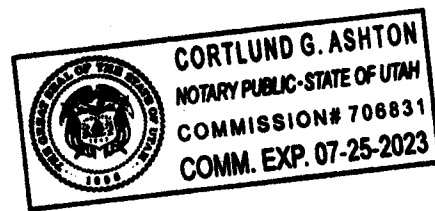
BY:   
Kyle Zack  
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of December, 2021, before me, personally appeared Kyle Zack, 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 Go West Investments LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing at a point 4 rods West from the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey, and running thence South 6 1/2 rods; thence West 30 feet; thence South 2 rods; thence West 22 feet; thence South 24.75 feet; thence West 80 feet; thence North 10 rods; thence East 8 rods to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded June 1, 2010 as Entry No. 10963061 in Book 9829 at Page 9750, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 7 and 8, Block 57, Plat "C", Salt Lake City Survey, in the Southwest quarter of the Southeast quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority Project known as "ALRT" and described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 66.00 feet South 89°58'38" West (Record West) from the Northeast corner of said Lot 8, and running thence South 00°00'55" East (Record South) 9.46 feet along the Easterly boundary line of said entire tract; thence West 132.00 feet to a point in the Westerly boundary line of said entire tract; thence North 00°00'55" West (Record North) 9.41 feet along said Westerly boundary line; thence North 89°58'38" East (Record East) 132.00 feet along the Northerly boundary line of said entire tract to the point of beginning.

14293078 B: 11520 P: 9010 Total Pages: 3  
09/26/2024 03:59 PM By: Jattermann 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:  
JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company  
1216 West Legacy Crossing Blvd. Suite 300  
Centerville, UT 84014



File No.: 167375-MCF

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## WARRANTY DEED

Zara and Taj Investments, LLC,

**GRANTOR(S)**, of North Salt Lake, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, 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**

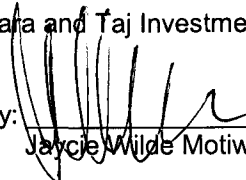
**TAX ID NO.:** 08-35-456-045 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 26th day of September, 2024.

Zara and Taj Investments, LLC

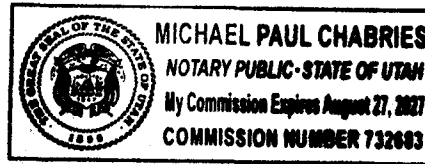
By:   
Jaycie Wilde Motiwala, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of September, 2024, before me, personally appeared Jaycie Wilde Motiwala, 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 Zara and Taj Investments, LLC.

  
Notary Public



*Aug 27, 2027*  
*732683*



**EXHIBIT A**  
**Legal Description**

Beginning at the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey and running thence South 105.5 feet; thence West 66 feet; thence North 105.5 feet; thence East 66 feet to the place of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 8, Block 57, Plat "C", Salt Lake City Survey, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Salt Lake Airport Commuter Rail", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the existing westerly right of way line of 900 West Street and the existing southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 8; and running thence S.00°00'55"E. (Record South) 9.49 feet along said westerly right of way line; thence West 66.00 feet; thence N.00°00'55"W. (Record North) 9.46 feet along the westerly boundary line of said entire tract; thence N.89°58'38"E. (Record East) 66.00 feet along said existing southerly right of way line to the point of beginning.