

**After Recording Return To**

WDG NEWPORT VENTURES, LLC  
Attn: Spencer H. Wright  
1178 W. Legacy Crossing Blvd., #100  
Centerville, Utah 84014

13999970 B: 11364 P: 1623 Total Pages: 2  
08/12/2022 03:41 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Tax ID No. 16-06-402-017-0000

Space Above This Line for Recorder's Use


**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the sufficiency of which is hereby acknowledged, WDG HILL MANOR, LLC, a Utah limited liability company with an address of 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014 ("Grantor") hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to WDG NEWPORT VENTURES, LLC, a Utah limited liability company with an address of 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014 ("Grantee") that certain real property located in Salt Lake County, Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, more particularly described at Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

**GRANTOR:**

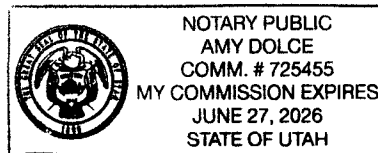
WDG HILL MANOR, LLC,  
a Utah limited liability company

By:   
Name: Spencer H. Wright  
Title: Manager

STATE OF UTAH  
COUNTY OF DAVIS

On the 11<sup>th</sup> day of August, 2022, personally appeared before me Spencer H. Wright, who duly acknowledged to me that he executed the foregoing Agreement as Manager of WDG HILL MANOR, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT "A"**  
Legal Description of Property

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

Parcel 1:

Commencing 140 feet East and 171 feet North of the Southwest corner of Lot 3, Block 37, Plat "B". Salt Lake City Survey; and running thence North 40 feet; thence West 128 feet; thence South 40 feet; thence East 128 feet to the place of commencement.

Also: Commencing 25 feet West of the Southeast corner of said Lot 3 and running thence West  $93\frac{1}{3}$  feet; thence North 159 feet; thence East  $93\frac{1}{3}$  feet; thence South 159 feet to the place of commencement.

Less and excepting therefrom any portion lying within the following described property:

Commencing at the Southwest corner of Lot 3, Block 37, Plat B, Salt Lake City Survey, thence East  $46\frac{2}{3}$  feet; thence North 178 feet; thence West  $46\frac{2}{3}$  feet; thence South 178 feet to beginning.

Parcel 2:

Commencing at a point 178 feet North of the Southeast corner of Lot 4, Block 37, Plat "B". Salt Lake City Survey, and running thence North 33 feet; thence East 12 feet; thence South 33 feet; thence West 12 feet to the place of commencement.

Also: Commencing at a point 140 feet East and 159 feet North of the Southwest corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey, and running thence West  $93\frac{1}{3}$  feet; thence North 12 feet; thence East  $93\frac{1}{3}$  feet; thence South 12 feet to the place of commencement.

Parcel 1A:

Subject to a right of way; Commencing 178 feet North of the Southeast corner of Lot 4, Block 37, Plat "A". Salt Lake City Survey; and running thence East 140 feet; thence North 14 feet; thence West 140 feet; thence South 14 feet to the place of commencement.

Parcel 1B:

Subject to and together with a right of way over: Commencing 140 feet East and 159 feet North of the Southwest corner of said Lot 3, and running thence West 140 feet; thence North 132 feet; thence East 12 feet; thence South 120 feet; thence East 128 feet; thence South 12 feet to the place of commencement.

The following is shown for information purposes only: Tax ID / Parcel No.16-06-402-017-0000

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WDG NEWPORT VENTURES, LLC  
Attn: Spencer H. Wright  
1178 W. Legacy Crossing Blvd., #100  
Centerville, Utah 84014

13999972 B: 11364 P: 1628 Total Pages: 2  
08/12/2022 03:41 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

*CTIA # 149756-WHP*

Tax ID No. 16-06-402-020-0000

Space Above This Line for Recorder's Use

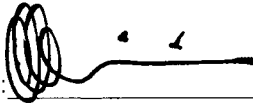
**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the sufficiency of which is hereby acknowledged, FOOL CREEK INVESTMENTS LLC, a Utah limited liability company with an address of 1462 E. Federal Heights Drive, Salt Lake City, Utah 84103 ("Grantor") hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantors, but not otherwise, to WDG NEWPORT VENTURES, LLC, a Utah limited liability company with an address of 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014 ("Grantee") that certain real property located in Salt Lake County, Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, more particularly described at Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

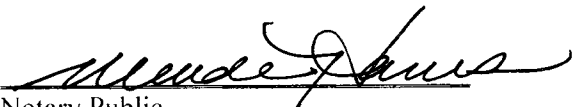
**GRANTOR:**

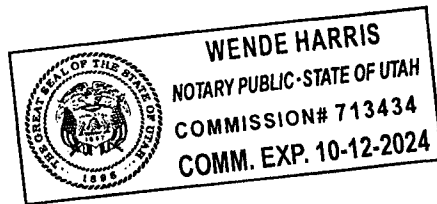
FOOL CREEK INVESTMENTS LLC,  
a Utah limited liability company

By:   
Name: Mark Finlinson  
Title: Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On the 11<sup>th</sup> day of August, 2022, personally appeared before me Mark Finlinson, who duly acknowledged to me that he executed the foregoing Agreement as Manager of FOOL CREEK INVESTMENTS LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT "A"**  
Legal Description of Property

**Parcel Identification Number: 16-06-402-020 (for reference purposes only)**  
**The Land described herein also known by the street address of:**  
**352 South Denver Street**  
**Salt Lake City, UT 84111**

**PARCEL 1:**

Beginning at a point North 211 feet and West 25 feet from the Southeast corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey; and running thence North 80 feet; thence West 128 feet; thence South 80 feet; thence East 128 feet to the point of beginning.

**PARCEL 1A:**

A non exclusive right of way over the following:

Beginning at the Southeast corner of said Lot 3; and running thence West 25.0 feet; thence North 178.0 feet; thence West 140.0 feet; thence North 113.0 feet; thence East 12.0 feet; thence South 99.0 feet; thence East 128.0 feet; thence North 138.0 feet; thence East 50.0 feet; thence South 330.0 feet; thence West 25.0 feet to the point of beginning.