

**WHEN RECORDED, MAIL THIS DEED TO:  
AND MAIL TAX NOTICES TO:**  
Gardner-Plumb, L.C.  
201 S. Main Street, Ste 2000  
Salt Lake City, UT 84111

**14011788 B: 11370 P: 4211 Total Pages: 3  
09/06/2022 04:25 PM By: bmeans 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**

Tax Parcel Identification Number: 26-03-300-008

---

---

(Above Space for Recorder's Use Only)

### **SPECIAL WARRANTY DEED**

JOSEPH M. KELSCH, an individual, as to an undivided 5.69% interest in the Real Property (defined below) and JMK INVESTMENT LTD, a Utah limited partnership (a/k/a JMK, Investment, LTD and J.M.K., Investments, LTD) as to an undivided 94.31% interest in the Real Property (collectively, the "Grantor"), whose address is 5440 West Axel Park Road, West Jordan, UT 84081, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto GARDNER-PLUMB, L.C., a Utah limited liability company as to an undivided 50% interest and EQUESTRIAN PARTNERS, LLC, a Utah limited liability company, as to an undivided 50% interest ("Grantee"), whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111, the following described premises in Salt Lake County, State of Utah, to-wit;

[See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property")]

together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]

WITNESS, the hand of said Grantor this 6<sup>th</sup> day of September, 2022.

Joseph M Kelsch  
JOSEPH M. KELSCH, an individual

JMK INVESTMENT LTD,  
a Utah limited partnership

By: Scott K Kelsch  
Scott K. Kelsch  
Director

STATE OF UTAH )  
:SS.  
COUNTY OF SALT LAKE )

On the 6<sup>th</sup> day of September, 2022, personally appeared before me JOSEPH K. KELSCH, an individual who executed the foregoing instrument.

 **DARLA K. MILOVICH**  
Notary Public - State of Utah  
Commission Number: 726266  
My Commission Expires on  
October 18, 2026

My Commission Expires:

[Signature]  
NOTARY PUBLIC  
Residing At:

STATE OF UTAH )  
:SS.  
COUNTY OF SALT LAKE )

On the 6<sup>th</sup> day of September, 2022, personally appeared before me Scott K. Kelsch, the general partner of JMK INVESTMENT LTD, a Utah limited liability partnership who executed the foregoing instrument on behalf of said limited partnership.

 **DARLA K. MILOVICH**  
Notary Public - State of Utah  
Commission Number: 726266  
My Commission Expires on  
October 18, 2026

My Commission Expires:

[Signature]  
NOTARY PUBLIC  
Residing At:

**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

(Legal Description of Property)

Beginning at a point on the quarter section line, said point being North 00°01'34" East 1268.96 feet from the South quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°58'26" West 1975.31 feet to the Easterly right-of-way line of Utah 111 Highway; thence North 07°55'50" East along said Easterly right-of-way line 1056.99 feet; thence South 89°52'28" East 683.28 feet; thence North 00°07'34" East 329.91 feet to the quarter section line; thence South 89°52'28" East along said quarter section line 1146.10 feet to the center of said Section 3; thence South 00°01'34" West along the quarter section line 1373.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded March 10, 2021 as Entry No. 13593473 in Book 11134 at Page 2670 in the Salt Lake County Recorder's office, to-wit:

Beginning at the center of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°04'31" East 2,642.66 feet from the South quarter corner of said Section 3 and running thence South 00°04'31" West 1,321.32 feet along the quarter section line; thence West 339.39 feet; thence North 00°04'31" East 1,322.67 feet to the section line; thence South 89°46'21" East 339.39 feet along the section line to the point of beginning.

The above being also described by survey as follows:

A parcel of land situate in the Southwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the quarter section line, said point being North 00°04'31" East 1268.96 feet from the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°55'29" West 1,974.59 feet to the Easterly right-of-way of Utah Highway 111; thence North 08°03'05" East 1,057.17 feet along the Easterly right-of-way of Utah Highway 111; thence South 89°49'31" East 681.23 feet; thence North 00°10'31" East 330.97 feet to the quarter section line; thence South 89°46'23" East 806.71 feet along the quarter section line; thence South 00°04'31" West 1,322.69 feet; thence East 339.39 feet to the quarter section line; thence South 00°04'31" West 52.37 feet along the quarter section line to the point of beginning.

Tax Id No.: 26-03-300-008

When recorded, return to:  
Cottonwood Title Ins. Agency, Inc.  
1996 East 6400 South #120  
Salt Lake City, UT 84121

14076854 B: 11403 P: 5533 Total Pages: 3  
02/28/2023 03:31 PM By: CSelman 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 162332-DMF

**AFFIDAVIT OF SCRIVENER'S ERROR**

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Licensed Escrow Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, County of Salt Lake, State of Utah.
3. I am the Notary Public who acknowledged the signers to the document referenced herein.
4. On **September 6, 2022**, Cottonwood Title Insurance Agency, Inc. caused to be recorded the following document in the Salt Lake County Records:

Special Warranty Deed recorded as Entry No. 14011788 in Book 11370 at Page 4211

5. That due to a minor typographical/clerical error, the name referenced in the notary block for Joseph M. ~~Kelsh~~<sup>Kelsch</sup> reflects an incorrect middle initial, and it is hereby corrected to read:

On the 6<sup>th</sup> day of September, 2022, personally appeared before me **Joseph M. Kelsch**, an individual who executed the foregoing instrument. . .

6. The property conveyed by the herein described Special Warranty Deed is more particularly described on Exhibit A attached hereto.

DATED this 28<sup>th</sup> day of February, 2023.

COTTONWOOD TITLE INSURANCE AGENCY, INC.

  
DARLA MILOVICH - Escrow Officer

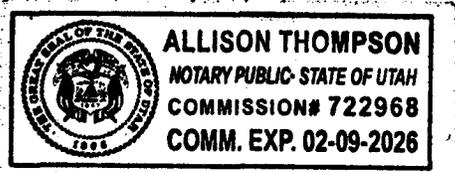
STATE OF UTAH

COUNTY OF SALT LAKE

On February 28, 2023, personally appeared before me Darla Milovich, known to be employed as a Escrow Officer of Cottonwood Title Insurance Agency, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that Darla Milovich was authorized to executed the instrument.



NOTARY PUBLIC



**EXHIBIT A**  
to Affidavit of Scrivener's Error  
(Legal Description of Property)

Beginning at a point on the quarter section line, said point being North 00°01'34" East 1268.96 feet from the South quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°58'26" West 1975.31 feet to the Easterly right-of-way line of Utah 111 Highway; thence North 07°55'50" East along said Easterly right-of-way line 1056.99 feet; thence South 89°52'28" East 683.28 feet; thence North 00°07'34" East 329.91 feet to the quarter section line; thence South 89°52'28" East along said quarter section line 1146.10 feet to the center of said Section 3; thence South 00°01'34" West along the quarter section line 1373.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded March 10, 2021 as Entry No. 13593473 in Book 11134 at Page 2670 in the Salt Lake County Recorder's office, to-wit:

Beginning at the center of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°04'31" East 2,642.66 feet from the South quarter corner of said Section 3 and running thence South 00°04'31" West 1,321.32 feet along the quarter section line; thence West 339.39 feet; thence North 00°04'31" East 1,322.67 feet to the section line; thence South 89°46'21" East 339.39 feet along the section line to the point of beginning.

The above being also described by survey as follows:

A parcel of land situate in the Southwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the quarter section line, said point being North 00°04'31" East 1268.96 feet from the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°55'29" West 1,974.59 feet to the Easterly right-of-way of Utah Highway 111; thence North 08°03'05" East 1,057.17 feet along the Easterly right-of-way of Utah Highway 111; thence South 89°49'31" East 681.23 feet; thence North 00°10'31" East 330.97 feet to the quarter section line; thence South 89°46'23" East 806.71 feet along the quarter section line; thence South 00°04'31" West 1,322.69 feet; thence East 339.39 feet to the quarter section line; thence South 00°04'31" West 52.37 feet along the quarter section line to the point of beginning.

Tax Id No.: 26-03-300-008