

After recording return to:

David P. Hirschi, Esq.
Hirschi Baer & Clayton, PLLC
68 South Main, Suite 600
Salt Lake City, Utah 84101

14040110 B: 11384 P: 4955 Total Pages: 1
11/08/2022 03:59 PM By: CSelman 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

Tax Parcel No. 16-20-126-007-0000

SPECIAL WARRANTY DEED

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, HOWTON PROPERTIES LLC, a Utah limited liability company, Grantor, the owner the real property described herein (the "Real Property"), hereby CONVEYS AND WARRANTS against all claiming by, through or under it to ACB, LLC, a Utah limited liability company, an undivided 33.3333334% interest in the Real Property; to JIMBO SLICE, LLC, a Utah limited liability company, an undivided 33.3333333% interest in the Real Property; and to SUSAN BRADSHAW, an individual, an undivided 33.3333333% interest in the Real Property, Grantees, whose address is 2528 Wilshire Circle, Salt Lake City, Utah 84109. The Real Property is located in Salt Lake County, State of Utah, and described as follows:

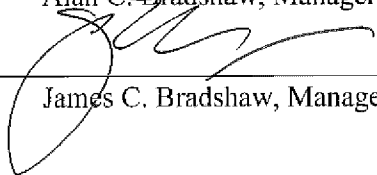
All of Lots 1, 2, 3, 4, 5 and 6, Block 1, WINFIELD SUBDIVISION, a subdivision of part of Lot 20 and all of Lot 1, Block 2, Five Acres Plat "A", Big Field Survey

TOGETHER WITH all improvements and appurtenances thereunto belonging and being SUBJECT TO easement, restrictions, reservations and right of way currently appearing of record and those enforceable in law and equity.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this 7th day of November, 2022.

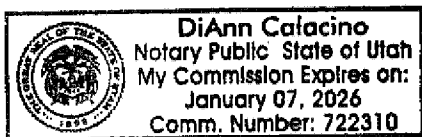
HOWTON PROPERTIES LLC, a Utah limited liability company

By: 
Alan C. Bradshaw, Manager

By: 
James C. Bradshaw, Manager

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

On this 7th day of November, 2022, before me, the undersigned Notary Public, personally appeared Alan C. Bradshaw and James C. Bradshaw, personally known to me to be the Managers of Howton Properties LLC, a Utah limited liability company, who duly acknowledged to me that they executed this instrument by authority of the organizational document of said limited liability company.




NOTARY PUBLIC

When Recorded Mail This Deed To:

Boyer Midas 2100, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

14050046 B: 11389 P: 5134 Total Pages: 4
12/06/2022 02:39 PM By: kkennington 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 Nos.: 16-20-126-007

104248- MCF

(Above Space for Recorder’s Use Only)

SPECIAL WARRANTY DEED

Susan Bradshaw, an individual (the “Grantor”), of Salt Lake City, Utah, is an owner of a 33.3333333% undivided interest the following described real property in Salt Lake County, State of Utah together with all improvements thereon and all rights and appurtenances to the Land, including, without limitation, all of Grantor’s right, title and interest in and to adjacent streets, alleys, rights-of-way and easements (the “Property”), which real property is more particularly described as follows:

[See Exhibit “A” attached hereto and by this reference made a part hereof.]

Grantor does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, Grantor’s undivided interest in the Property as follows: (a) a 12.5000000% undivided interest in the Property to KGM, LLC, a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 and (b) a 20.83333333% undivided interest in the Property to Boyer Midas 2100, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

Subject to the matters set forth on Exhibit “B” attached hereto and all matters which may be disclosed by an accurate survey of the Property.

[signature page follows]

WITNESS, the hand of said Grantor, this 6th day of December, 2022.

Susan Bradshaw
SUSAN BRADSHAW, an individual

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

On this 6 day of December, 2022 before me, the undersigned, personally appeared SUSAN ~~N~~ BRADSHAW, an individual, who executed the instrument in my presence.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael P Chabries
NOTARY PUBLIC
Residing at: Lewis County

My Commission Expires: 8-27-2023

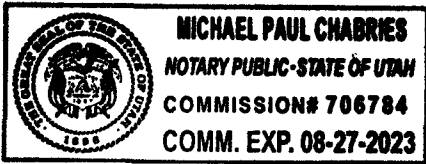


EXHIBIT A
PROPERTY DESCRIPTION

All of Lots 1, 2, 3, 4, 5 and 6, Block 1, WINFIELD SUBDIVISION, according to the official plat thereof as recorded in Book C of Plats at Page 85 in the office of the Salt Lake County Recorder.

Tax Id No.: 16-20-126-007

EXHIBIT "B"
To
SPECIAL WARRANTY DEED

(Permitted Exception)

1. Taxes for the year 2023 and subsequent years; and
2. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan, Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder, provided no such charges and assessments are currently a lien which is due and payable.