

Mail Recorded Deed and Tax Notice To:
KM8 Holdings, LLC, a Utah limited liability company
515 South 400 East
Salt Lake City, UT 84111

13057299
8/22/2019 2:50:00 PM \$40.00
Book - 10819 Pg - 5871-5874
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



COTTONWOOD

File No.: 116923-CAM

SPECIAL WARRANTY DEED

Protean Properties, Inc., a Utah corporation, as to an undivided 50% tenants in common interest and Thrive RE Holdings, LLC, a Utah limited liability company, as to an undivided 50% tenants in common interest

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

KM8 Holdings, LLC, a Utah limited liability company, as to an undivided 50% tenants in common interest
Protean Properties, Inc., a Utah corporation, as to an undivided 25% tenants in common interest and
Thrive RE Holdings, LLC, a Utah limited liability company, as to an undivided 25% tenants in common interest

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.: 16-06-454-023 (for reference purposes only)

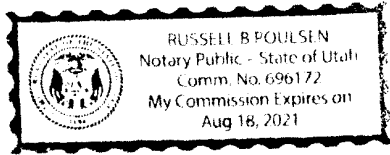
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of August, 2019.

Protean Properties, Inc., a Utah corporation

BY: Steven F. Alder
Steven F. Alder,
President of Protean Properties, Inc.



Thrive RE Holdings, LLC,
a Utah limited liability company

BY: Steve Broadbent
Steve Broadbent
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

Steve

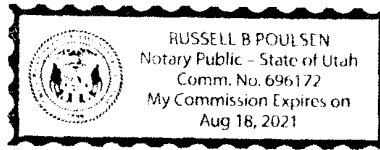
On the 22nd day of August, 2019, personally appeared before me ~~Stephen B~~ Steve Broadbent, who acknowledged himself to be the Manager of Thrive ~~Development, LLC~~ *RE Holdings, LLC*, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

RP
Notary Public

*RE Holdings, LLC

STATE OF UTAH

COUNTY OF SALT LAKE



On the 22nd of August, 2019, personally appeared before me Steven F. Alder, who being by me duly sworn did say that he is the President of Protean Properties, Inc., a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Steven F. Alder acknowledged to me that said corporation executed the same.

Notary Public

A handwritten signature in black ink, appearing to be "R. B. Poulsen", written over a horizontal line.

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point on the West line of Lot 5 and the East line of 400 East Street, said point being South 00°01'50" East 90.00 feet from the Northwest corner of Lot 5, Block 23, Plat "B", Salt Lake City Survey and running thence North 89°57'37" East 97.24 feet; thence along the West face of an existing wall South 00°03'19" East 132.75 feet; thence South 89°57'37" West 97.30 feet; thence North 00°01'50" West 132.75 feet to the point of beginning.

PARCEL 1A:

The appurtenant rights, terms and conditions as set forth in that certain Declaration of Easements and Covenants for Joint Use of Parking Terrace, recorded March 28, 1979 as Entry No. 3256391 in Book 4835 at Page 697 of official records.