



WHEN RECORDED MAIL TO:
L2 Financial LC
1906 South 3850 West
Salt Lake City, Utah 84104
File Number: 1940031HM-1

13145576
12/12/2019 1:48:00 PM \$40.00
Book - 10871 Pg - 6455-6456
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Opportunity Zone 1890 S 3850 W, LLC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

L2 Financial LC, a Utah limited liability company GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 15-17-300-054

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 11 day of December 2019.

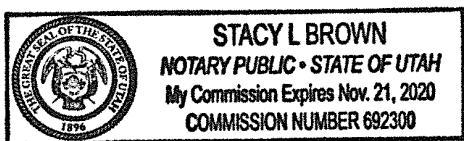
Opportunity Zone 1890 S 3850 W, LLC, a Utah limited liability company

Ayla Dianne Burnett
By: Ayla Dianne Burnett, managing member

STATE OF: UTAH

COUNTY OF: Utah

On this 11th day of December 2019, personally before me appeared Ayla Dianne Burnett, Managing Member, of Opportunity Zone 1890 S 3850 W, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



[Signature]
Notary Public
Residing In: Utah County
Commission Expires: 11-21-2020

EXHIBIT A

Commencing from the Southwest corner of said Lot 1, of the original "CENTENNIAL INDUSTRIAL PARK PHASE 3 SUBDIVISION" as recorded in the official records of the Salt Lake County Recorders Office in Bk 77-9P, Pg 298 and thence South 89°56'40" East 62.01 feet; thence South 89°50'04" East 174.13 feet; thence N 2°15'36" W, a distance of 26.12 feet to the said Southwest corner of said Lot 1E and to the point of beginning; thence from said point of beginning thence North 02°15'36" West for a distance of 70.27 feet; thence North 46°14'01" West for a distance of 65.13 feet; thence North 0°04'39" East for a distance of 64.95 feet; thence North 44°55'21" West for a distance of 9.99 feet; thence North 0°04'39" East for a distance of 185.66 feet; thence South 89°50'04" East for a distance of 136.27 feet to a found rivet; thence South 0°09'56" West for a distance of 48.85 feet to the edge of concrete; thence along edge of concrete South 89°55'10" East for a distance of 219.04 feet to the East property line of Lot 1E; thence South 0°09'56" West for a distance of 298.26 feet; thence South 89°51'25" East for a distance of 294.00 feet; thence South 0°09'56" West for a distance of 20.00 feet; thence North 89°51'25" West for a distance of 10.05 feet; thence South 77°24'26" West for a distance of 26.33 feet; thence North 89°51'52" West for a distance of 555.98 feet to the point of beginning.

Parcel 1A:

TOGETHER WITH and SUBJECT TO the following described right of way disclosed by that certain Warranty Deed recorded June 22, 2001, as Entry No. 7929753, in Book 8471, at Page 3532, being more particularly described as follows:

Beginning at a point South 89°56'40" East 62.01 feet and South 89°50'04" East 470.74 feet from the Southwest corner of Lot 1, CENTENNIAL INDUSTRIAL PARK PHASE III, and running thence North 0°09'56" East 398.87 feet; thence South 89°50'04" East 40.00 feet to the centerline of an existing rolled gutter; thence South 00°09'56" West along said Centerline 372.65 feet; thence South 89°51'25" East 218.27 feet; thence North 77°24'26" East 26.33 feet; Thence South 89°51'25" East 10.05 feet to a point on the West line of 3850 West Street; thence South 0°09'56" West along said West line 32.13 feet; thence North 89°50'04" West 294.00 feet to the point of beginning.

Parcel 1B:

TOGETHER WITH and SUBJECT TO A NON-EXCLUSIVE RIGHT OF WAY as set forth in Easement Deed and Agreement recorded September 5, 1985, as Entry No. 4133518, in Book 5688, at Page 570, over the following:

A parcel of land being a portion of Lot 1, CENTENNIAL INDUSTRIAL PARK PHASE III, located in Section 17, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, Recorded September 23, 1977, as Entry No. 3001204, in the office of the recorder of said county, bounded and described as follows:

Beginning at a point South 89°56'40" East 62.01 feet and South 89°50'04" East 174.13 feet from the Southwest corner of said Lot 1, and running thence North 02°15'36" West 26.12 feet to the North line projected of an existing rolled gutter; thence South 89°51'25" East along said North line 555.98 feet; thence North 77°24'26" East along said North line 26.33 feet; thence South 89°51'25" East along said North line 10.05 feet to the East line of said Lot 1; thence South 0°09'56" West along said East line 32.13 feet to the South line of Grantor's Property; thence North 89°50'04" West along said line 590.61 feet to the point of beginning.