

Mail Recorded Deed and Tax Notice To:
Six Bugs Holdings, LLC, a Utah limited liability company
9350 S. 150 E., Ste. 1000
Sandy, UT 84070

13760329
8/31/2021 2:31:00 PM \$40.00
Book - 11231 Pg - 7242-7244
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 146490-WHP

SPECIAL WARRANTY DEED

Wagon Rod Properties, L.L.C.

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

Six Bugs Holdings, LLC, a Utah limited liability company

GRANTEE of Sandy, 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.: 15-26-177-023 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 31st day of August, 2021.

Wagon Rod Properties, L.L.C.
BY: Wagon Rod Charitable Remainder Trust
u/a/d May 11, 2021
ITS: Sole Member

BY: Melvin L. Tabor
Melvin L. Tabor, Trustee

BY: Marsha T. Tabor
Marsha T. Tabor, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On 31st day of August, 2021, before me, personally appeared Melvin L Tabor and Marsha T. Tabor, proved on the basis of satisfactory evidence to be the person whose names is subscribed to this document, and acknowledged before me that they executed the same as Trustees of the Wagon Rod Charitable Remainder Trust, u/a/d May 11, 2021, the Sole Member of Wagon Rod Properties, L.L.C..

Wende Harris
Notary Public

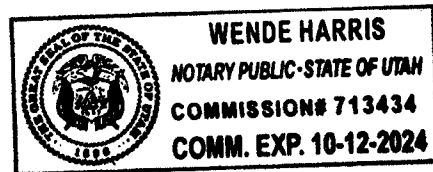


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point located South 1868.47 feet and West 3061.14 feet from the Northeast corner of Section 26, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 88°22'00" West 43.50 feet; thence South 01°38'00" East 96.50 feet to a point on a 45.00 foot radius curve to the right (chord bears South 43°22'00" West); thence Southwesterly along the arc of said curve 70.69 feet; thence South 88°22'00" West 15.13 feet to a point on a 333.0 foot radius curve to the left (chord bears South 67°52'54" West); thence Southwesterly along the arc of said curve 238.12 feet; thence North 01°57'00" West 25.04 feet to a point on a 405.00 foot radius curve to the left (chord bears North 29°26'42" East); thence Northeasterly along the arc of said curve 232.48 feet; thence North 13°00'00" East 144.06 feet to a point on a 400 foot radius curve to the left (chord bears North 06°02'34" West); thence Northwesterly along the arc of said curve 265.89 feet; thence North 88°22'00" East 187.41 feet; thence South 01°38'00" East 398.00 feet to the point of beginning.

PARCEL 1A:

A nonexclusive easement for purposes of ingress and egress, as set forth in those certain Restrictive Covenants recorded January 24, 1997 as Entry No. 6556449 in Book 7584 at Page 401 in the Salt Lake County Recorder's office.