

13862781 B: 11291 P: 1186 Total Pages: 4
01/05/2022 12:19 PM By: ggasca Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

GH Leasing, L.L.C.
10938 S Paddle Board Way
South Jordan, Utah 84009

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of January 6, 2022, is executed by ANTHEM CENTER, LLC, a Utah limited liability company, whose address is 10610 South Jordan Gateway, Suite 110, South Jordan, Utah 84095 (collectively, the "**Grantor**"), in favor of GH LEASING, L.L.C., a Utah limited liability company, whose address is 10938 S Paddle Board Way, South Jordan, Utah 84009 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

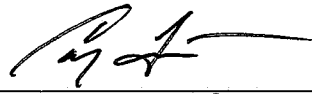
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

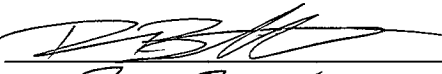
GRANTOR:

ANTHEM CENTER, LLC, a Utah limited liability company, by its managers

Arbor Commercial Real Estate L.L.C., a Utah limited liability company

By: 
Name: CORY GUST
Title: MANAGER / MEMBER

Anthem Commercial, LLC, a Utah limited liability company

By: 
Name: RYAN BUTTON
Title: MANAGER

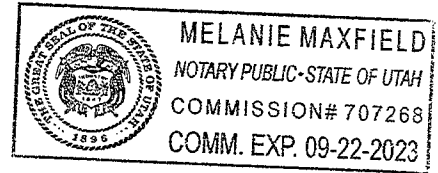
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 4 day of January, 2022, personally appeared before me Cory Gust, a Manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, a manager of Anthem Center, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

M M M

NOTARY PUBLIC
Residing at: Riverton

My Commission Expires:
9/22/23



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

On this 4 day of January, 2022, personally appeared before me Ryan Button, a Manager of Anthem Commercial, LLC, a Utah limited liability company, a manager of Anthem Center, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

M M M

NOTARY PUBLIC
Residing at: Riverton

My Commission Expires:
9/22/23

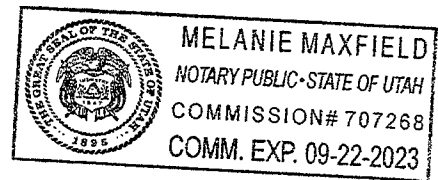


EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Lot 201, Anthem Commercial Lot 1 2nd Amended Subdivision, Amending Lots 2, 3 and 4 of Anthem Commercial Lot 1 Amended Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax ID: 26-25-126-011