

Mail Recorded Deed and Tax Notice To:
GB 2270-2280 S Main St, LLC, a Utah limited liability company
299 S Main St., #2450
Salt Lake City, UT 84111

13412404
9/30/2020 3:47:00 PM \$40.00
Book - 11030 Pg - 3987-3989
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 121198-CAB

WARRANTY DEED

STF Investments, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

GB 2270-2280 S Main St, LLC, a Utah limited liability company

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.: 15-24-280-022 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 30th day of September, 2020.

STF Investments, LLC, a Utah limited liability company

BY: Troy H. Forsberg
Troy H. Forsberg
Member

BY: Stephen M. Forsberg
Stephen M. Forsberg
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of September, 2020, personally appeared before me Troy H. Forsberg, who acknowledged himself to be the Member of STF Investments, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of September, 2020, personally appeared before me Stephen M. Forsberg, who acknowledged himself to be the Member of STF Investments, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Cortlund G. Ashton
Notary Public



EXHIBIT A
Legal Description

Being a portion of Lot 7, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East half of the Northeast quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah and being described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°51'26" West, along the Southerly line of said Lot 7, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 268.50 feet to the point of beginning; thence continuing along the Westerly line of said Main Street North 00°03'06" East, 81.50 feet to the Southerly line of Senior Way; thence South 89°51'26" West, along the Southerly line of said Senior Way, 200.06 feet; thence South 00°03'06" West, parallel to the West line of said Main Street, 81.00 feet; thence North 90°00'00" East, 200.05 feet to the point of beginning.

13404255
9/24/2020 2:31:00 PM \$40.00
Book - 11025 Pg - 3830-3832
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
GB 2270-2280 S Main St, LLC, a Utah limited liability company
299 S Main St., #2450
Salt Lake City, UT 84111



File No.: 127576-CAB

WARRANTY DEED

HB Properties, L.C., also known as HB Properties, L.C., a Utah limited liability company

GRANTOR(S) of South Salt Lake, State of Utah, hereby Conveys and Warrants to

GB 2270-2280 S Main St, LLC, a Utah limited liability company

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.: 15-24-280-023 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 24th day of September, 2020.

HB Properties, L.C.

BY: David M. Williams
David M. Williams
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 24th day of September, 2020, personally appeared before me David M. Williams, who acknowledged themselves to be the Manager of HB Properties, L.C., and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael Paul Chabries
Notary Public

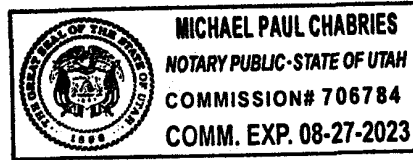


EXHIBIT A
Legal Description

Being a portion of Lot 7, Block 40, Ten Acre Plat "A", Big Field Survey and also being a portion of the East half of the Northeast quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian and being described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°51'26" West, along the Southerly line of said Lot 7, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 170.00 feet to the point of beginning; thence continuing along the Westerly line of said Main Street North 00°03'06" East, 98.50 feet; thence South 90°00'00" West, 200.05 feet; thence South 00°03'06" West, parallel to the West line of said Main Street, 99.00 feet; thence North 89°51'26" East, parallel to the South line of said Lot 7, 200.06 feet to the point of beginning.