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Attention: McKay Ozuna

**ENTRY NO. 01236590**

06/03/2025 03:51:12 PM B: 2862 P: 0863

Warranty Deed PAGE 1/3

GREGORY R. WOLBACH, PLS., COUNTY RECORDER-SURVEYOR

FEE 40.00 BY MCKAY OZUNA



Parcel ID Nos. CT-382-A-1, NS-350-A, and NS-281-A

### **SPECIAL WARRANTY DEED**

This SPECIAL WARRANTY DEED ("Deed") entered into as of the \_\_\_\_ day June, 2025 ("Effective Date"), between **WOHALI PARTNERS LLC**, a Utah limited liability company, whose address is 247 Village View Drive, #209, Coalville, Utah 84117 ("Grantor"), and **BLD71048-A25, LLC**, a Delaware limited liability company, whose address is set forth herein above ("Grantee").

For the consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to Grantee the following real property located in Summit County, Utah (the "**Property**"), as more particularly described as follows (the "**Property**"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property; and

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose.

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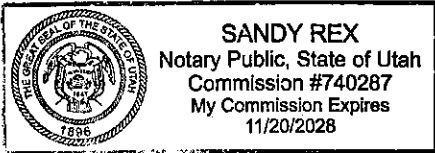
Executed as of the Effective Date set forth herein above.

WOHALI PARTNERS LLC,  
a Utah limited liability company

By: John R. Kase  
Its: Managing Partner  
Date: 6-3-2025

STATE OF UTAH                    )  
  ) ss.  
County of Summit                )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2025, by personal known the Managing Partner of WOHALI PARTNERS LLC, a Utah limited liability company, for and on behalf of the company.



Sandy Rex  
Notary Public

My Commission Expires:

11-20-2028

**Exhibit A  
To  
Special Warranty Deed**

**Legal Description of Property**

That certain real property located in Summit County, State of Utah, more particularly described as follows:

Beginning at a point which is South 00°48'33" East 1120.72 feet, and South 89°11'27" West 29.63 feet from the found North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 76°16'04" East 40.00 feet; thence South 13°39'40" West 20.00 feet; thence North 76°16'04" West 40.00 feet; thence North 13°39'40" East 20.00 feet; located in the Northwest and the Northeast quarter of said Section 17.

*(For convenience purposes only, APN No. CT-382-A-1)*

A portion of land located in the Southwest quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'18" West between the Southeast corner of the Southwest corner of said Section 8, described as follows:

Beginning at the Southwest corner of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 00°48'13" West 1,762.02 feet along the section line; thence South 81°05'47" East 992.89 feet; thence South 47°01'55" East 672.97 feet; thence East 195.29 feet to the Westerly line of the United States of America (Bureau of Reclamation); the following six (6) courses are along said line; thence South 03°11'42" West 458.20 feet; thence South 29°29'08" East 126.21 feet; thence South 16°02'18" East 99.70 feet; thence South 08°00'18" East 26.00 feet; thence South 00°12'42" West 193.60 feet; thence South 13°13'18" East 318.87 feet to the section line; thence North 88°36'18" West 1,784.43 feet along the section line to the point of beginning.

*(For convenience purposes only, APN No. NS-350-A)*

Lots 12 and 13 of Section 12, Township 2 North, Range 4 East, Salt Lake Base and Meridian.

*(For convenience purposes only, APN No. NS-281-A)*