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2/1/2017 2:27:00 PM \$12.00  
Book - 10526 Pg - 1387-1388  
Gary W. Ott  
Recorder, Salt Lake County, UT  
ARTISAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:  
Bennett, Tueller Johnson & Deere, LLC  
c/o Jeffrey E. Matson  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

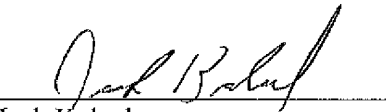
## WARRANTY DEED

Jack Kaleel, as Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to Rose Garden, LLC, a Utah limited liability company, having an address of 2801 North Thanksgiving Way, Suite 100, Lehi, Utah 84043, as to an undivided 44.37% interest, and to RH Qualified Capital, LLC, a Utah limited liability company, having an address of 2801 North Thanksgiving Way, Suite 100, Lehi, Utah 84043, as to an undivided 55.63% interest, together as Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, in the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

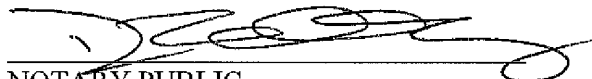
SUBJECT TO all taxes for the year 2017, and thereafter.

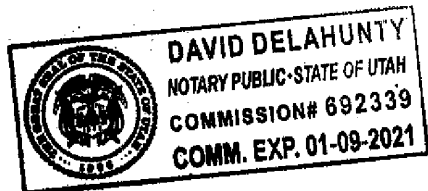
WITNESS the hand of said Grantor this 31<sup>st</sup> day of January, 2017.

  
\_\_\_\_\_  
Jack Kaleel

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

On the 31<sup>st</sup> day of January, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Jack Kaleel and acknowledged to me that he executed the within instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

The following described tract of land in Salt Lake County, State of Utah:

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND THE NORTH RIGHT OF WAY LINE OF 14600 SOUTH STREET WHICH IS 1333.34 FEET SOUTH 89°31'41" EAST ALONG THE SECTION LINE AND 37.56 FEET NORTH 00°36'49" EAST FROM THE WEST QUARTER OF SAID SECTION 12 AND RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1.) NORTH 89°48'16" WEST 137.30 FEET; 2.) NORTH 39°40'02" EAST 5.95 FEET; 3.) NORTH 89°48'16" WEST 85.50 FEET; 4.) SOUTH 39°40'02" WEST 5.95 FEET; 5.) NORTH 89°49'16" WEST 349.75 FEET; THENCE NORTH 00°36'49" EAST 248.1 FEET; THENCE NORTH 89°31'41" WEST 250.00 FEET; THENCE NORTH 00°36'49" EAST 1041.38 FEET TO THE 40-ACRE LINE; THENCE NORTH 00°34'36" EAST 50.00 FEET; THENCE SOUTH 89°35'46" EAST 772.53 FEET; THENCE SOUTH 00°34'36" WEST 50.00 FEET TO SAID 40-ACRE LINE; THENCE SOUTH 00°36'49" WEST 772.53 FEET; THENCE SOUTH 89°35'19" EAST 50.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 00°36'49" WEST 515.27 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Tax Parcel Numbers: 33-12-100-017  
33-12-100-018

Said property is also known by the street address of:  
600 West 14600 South Bluffdale, UT, 84065, and  
298 West 14600 South Draper, UT, 84020