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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

TBD Hide, LLC
537 West 600 South, Suite 400
Salt Lake City, UT 84101

Parcel No. 15-12-130-026

SPECIAL WARRANTY DEED

TBD PICKLE, LLC, a Delaware limited liability company (“**Grantor**”), hereby conveys and warrants against all who claim by, through, or under Grantor, to TBD HIDE, LLC, a Delaware limited liability company (“**Grantee**”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property located in Salt Lake County, State of Utah, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the “**Property**”);

TOGETHER WITH (a) all buildings, fixtures and improvements thereon, if any, and (b) any and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, rights and appurtenances benefiting, appertaining or belonging to the Property; and

SUBJECT TO taxes for the year 2019 and thereafter, all existing easements, rights of way, encumbrances, and other matters of record on file with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 11 day of March, 2019.

GRANTOR:

TBD PICKLE, LLC, a Delaware limited liability company

By: The Big Dill QOZB, LLC, its sole Member

By: The Big Dill OZ Fund, LLC, its Managing Member

By: WB SLC Founders, LLC, its Managing Member

By: BCG Development, LLC, its Co-Managing Member

By: 
Name: Brandon Blaser
Title: Manager

STATE OF UTAH)
 §§
COUNTY OF SALT LAKE)

On this 11th day of March, 2019, before me, Alexis Gruninger, a notary public, personally appeared Brandon Blaser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same in his capacity as Manager of BCG Development, LLC, in its capacity as Co-Managing Member of WB SLC Founders, LLC, in its capacity as Managing Member of The Big Dill OZ Fund, LLC, in its capacity as Managing Member of The Big Dill QOZB, LLC, in its capacity as the sole Member of TBD PICKLE, LLC, a Delaware limited liability company.

Witness my hand and official seal.



Notary: Alexis Gruninger
Residing at: Kaysville, Davis Co., Utah
My commission expires: 04/25/2021

EXHIBIT A

DESCRIPTION OF PROPERTY

Real Property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF 400 WEST STREET SAID POINT OF BEGINNING BEING SOUTH 89°57'20" WEST 5.42 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 12, PLAT "A," SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 0°01'02" WEST 148.14 FEET; THENCE NORTH 89°55'18" EAST ALONG THE ADJOINING WALLS OF TWO BLOCK BUILDINGS AND BEYOND, 131.26 FEET; THENCE NORTH 72°06'50" EAST ALONG A BUILDING LINE, 2.27 FEET; THENCE SOUTH 55°44'49" EAST ALONG A BUILDING LINE AND BEYOND, 44.78 FEET TO THE EAST LINE OF AFORESAID LOT 5; THENCE SOUTH 0°01'02" EAST ALONG SAID EAST LINE, 123.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°57'20" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND BEYOND, 170.42 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-130-026-0000