

Mail Tax notice to:  
Grantee  
1000 South Main Street Suite 104  
Salt Lake City, UT 84101  
MNT File No.: 65449  
Tax ID No.: 22-05-376-006

**SPECIAL WARRANTY DEED**

**J & W Murray, LLC, a Utah limited liability company**

**GRANTOR** of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to: :

**Q-6 GH, LLC, a Utah limited liability company, as to an undivided 50.29% interest and 300 Judge GH, LLC, a Utah limited liability company, as to an undivided 49.71% interest**

**GRANTEE** of 1000 South Main Street Suite 104, Salt Lake City, UT 84101 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

**PARCEL 1:**

Commencing on the West line of 900 East Street, at a point North 89°50' West 667.14 feet and North 04°54'30" West 24.075 feet and South 89°49'40" West 53.182 feet from the Southeast corner of the Southwest quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 04°54'30" West 685.682 feet along the West line of 900 East Street; thence South 89°43' West 691.854 feet to the East line of the **GREEN VALLEY SUBDIVISION NUMBER 3**; thence South 0°10'20" East 545.360 feet along the East line of said subdivision; thence South 0° 24'10" West 14.64 feet; thence North 89°49'40" East 275.147 feet; thence South 0°10'20" East 122.00 feet; thence North 89°49'40" East 473.466 feet to the point of beginning.

**PARCEL 1A:**

**TOGETHER WITH** a perpetual easement of right of way for egress for vehicular and pedestrian traffic on, over and across the following described property, as disclosed by Warranty Deed recorded May 27, 1966, as Entry No. 2157566 in Book 2463 at Page 59 of the Official Records, to-wit:

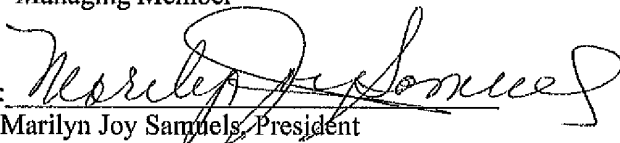
Commencing at a point which is North 89°50' West 667.14 feet and North 04°54'30" West 24.075 feet and South 89°49'40" West 526.65 feet from the Southeast corner of the Southwest quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°10'20" East 450.0 feet; thence South 89°49'40" West 200.00 feet; thence South 0°10'20" East 45 feet, more or less, to the North right of way line of the Cottonwood Diagonal Highway; thence South 76°10'10" East 30.0 feet along said right of way; thence North 72°45' East 95 feet, more or less; thence North 89°49'40" East 110.0 feet; thence North 0°10'20" West 480.0 feet; thence South 89 49'40" West 30.00 feet to the point of beginning.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), this 2nd day of December, 2019.

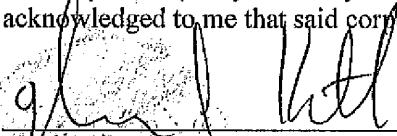
J & W Murray, LLC, a Utah limited liability company

By: JWMU, Inc., a Utah corporation  
Its: Managing Member

By:   
Marilyn Joy Samuels, President

State of New York, County of New York )ss:

On this date, December 2, 2019, personally appeared before me Marilyn Joy Samuels, who being by me duly sworn did say, that she is the President of JWMU, Inc., a Utah corporation the Managing Member of J & W Murray, LLC, a Utah limited liability company, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Marilyn Joy Samuels acknowledged to me that said corporation executed the same.

  
Notary Public

GLENN S. HOWARTH  
NOTARY PUBLIC - STATE OF NEW YORK  
No. 02HO4966670  
Qualified in New York County  
My Commission Expires May 14, 2023