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12/6/2019 1:06:00 PM \$40.00  
Book - 10869 Pg - 2421-2423  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Mail To:

Dennis K. Poole, Esq.  
POOLE & ASSOCIATES, L.C.  
4543 South 700 East, Suite 200  
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

2159 South 700 East, Suite 250  
Salt Lake City, Utah 84106

Space above for County Recorder's Use

120240 - CAU

PARCEL I.D. NOS. 16-05-283-001  
16-05-283-002

**SPECIAL WARRANTY DEED**

**COWBOY THEATRE HOUSING PARTNERS, LLC**, a Utah limited liability company, of 6440 South Wasatch Blvd., Suite 100, Salt Lake City, Utah 84121, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **EZEKIEL DUMKE, III, as trustee of the Ezekiel R. Dumke Family Trust u/d/t dated 10/30/1985**, of 2159 South 700 East, Suite 250, Salt Lake City, Utah 84106, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, a 93.6% undivided tenant-in-common interest in and to the following described real estate located in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD such property together with its appurtenances unto Grantee and their assigns forever. Grantor does hereby covenant to and with Grantee that it will warrant and defend the Property unto Grantee and their respective successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

DATED this 6 day of December, 2019.

**COWBOY THEATRE HOUSING PARTNERS, LLC**, a Utah limited liability company

By its Manager, Cowboy Partners, L.C., a Utah limited liability company

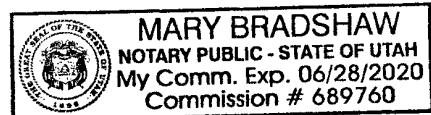
By:

Mark R. Cornelius, Vice President

STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE )

On the 6<sup>th</sup> day of December, 2019, personally appeared before me Mark R. Cornelius, the Vice President of Cowboy Partners, L.C., a Utah limited liability company, the Manager of COWBOY THEATRE HOUSING PARTNERS, LLC, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.

Mary Bradshaw  
NOTARY PUBLIC



**EXHIBIT A  
PROPERTY DESCRIPTION**

Commercial Unit 101 and Commercial Unit 102, contained within MELDRUM HOUSE CONDOMINIUMS, as the same is identified in the Plat filed in the office of the Salt Lake County Recorder, Utah, on September 19, 2011 as Entry No. 11245134 in Book 2011 of Plats at Page 120 and in the Declaration recorded September 19, 2011 as Entry No. 11245135 in Book 9950 at Page 8042 (as said Declaration may have been subsequently restated, amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities defined under said Declaration.

Tax Id No.: 16-05-283-001 and 16-05-283-002