

Mail Recorded Deed & Tax Notice To:  
Bolzano Properties and  
Integra CRE, LLC, an Idaho limited liability company  
259 South Riverbend Way  
North Salt Lake, Utah 84054



File No.: 169367-JVP

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## **CORRECTIVE WARRANTY DEED**

Bolzano Properties, LLC, a Utah limited liability company,

**GRANTOR(S)**, of North Salt Lake, State of Utah, hereby Conveys and Warrants to

Integra CRE, LLC, an Idaho limited liability company, an undivided one-half (50%) interest

**GRANTEE(S)**, of North Salt Lake, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Cache County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 04-062-0066 and 04-062-0007 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

**This deed is being recorded to correct an error in the legal description as shown in that certain Warranty Deed recorded July 20, 2023 as Entry No. 1343561.**

Subject to those encumbrances set forth on the attached Exhibit "B"

Dated this 9<sup>th</sup> day of August, 2023.

Bolzano Properties, LLC, a Utah limited liability company

BY: STS PROPERTIES, LLC, Manager of Bolzano Properties, LLC

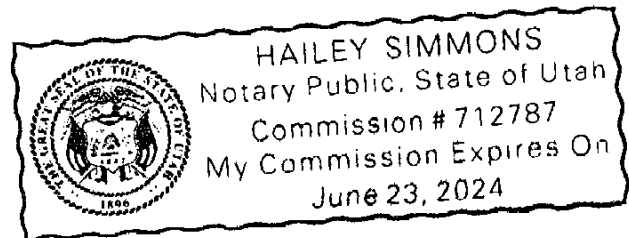
BY: [Signature]  
Tom Stuart, Manager of STS Properties, LLC

STATE OF UTAH

COUNTY OF <sup>Davis</sup> ~~SALT LAKE~~

On this 9<sup>th</sup> day of August, 2023, before me, personally appeared Tom Stuart, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Bolzano Properties, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 16, SAID LINE BEING A FENCE LINE EXTENDED ALONG THE SOUTH LINE OF FIELD ROAD AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 91, SAID POINT OF BEGINNING ALSO LYING NORTH 89°52'32" EAST, 6.92 FEET AND NORTH 1°07'28" EAST ALONG SAID WEST RIGHT OF WAY LINE, 88.42 FEET FROM THE NORTHEAST CORNER OF SECTION 16 AS MONUMENTED BY THE CACHE COUNTY SURVEY MARKER AND RUNNING THENCE SOUTH 1°07'28" WEST ALONG SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 91, 208.72 FEET (SOUTH BY RECORD); THENCE NORTH 89°39'15" WEST, 208.72 FEET (WEST BY RECORD); THENCE NORTH 1°07'28" EAST, 208.72 FEET TO THE SOUTH LINE OF FIELD ROAD; A FENCE LINE AND NORTH LINE OF SECTION 16; THENCE SOUTH 89°39'15" EAST, ALONG SAID LINE, 208.72 FEET TO THE POINT OF BEGINNING.

LESS: 3100 NORTH STREET AS PER DEDICATION PLAT RECORDED AUGUST 18, 2008, IN BOOK 2008 AT PAGE 2350 FILING NO. 978415.

ALSO LESS THE FOLLOWING TRACT:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE CONSTRUCTION OF IMPROVEMENTS INCIDENT TO THE US-91 & 3100 NORTH SIGNAL PROJECT, KNOWN AS PROJECT NUMBER S-0091 (80)31.

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID US-91 (MAIN STREET) AND THE SOUTHERLY RIGHT OF WAY LINE OF 3100 NORTH STREET, WHICH POINT IS ALSO 6.77 FEET (6.92 FEET BY RECORD) NORTH 89°52'32" EAST AND 88.42 FEET NORTH 01°07'43" EAST (NORTH 01°07'28" EAST BY RECORD) AND 45.43 FEET SOUTH 01°07'43" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°07'43" WEST (SOUTH 01°07'28" WEST BY RECORD) 22.00 FEET TO A POINT WHICH IS 49.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEER STATION 204+19.86; THENCE NORTH 50°16'02" WEST 34.55 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE OF SAID 3100 NORTH STREET, WHICH POINT IS ALSO 76.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEER STATION 204+41.42; THENCE ALONG SAID BOUNDARY AND RIGHT OF WAY LINE SOUTH 89°49'03" EAST 27.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE AT THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: THE BEARINGS IN THE ABOVE DESCRIPTION ARE EQUAL TO PROJECT BEARINGS.)

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 1°07'28" WEST ALONG THE WEST RIGHT OF WAY OF U.S. HIGHWAY 91, 208.72 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16, SAID NORTHEAST CORNER OF SECTION 16 BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 16 AND A FENCE LINE EXTENDED ALONG THE SOUTH LINE OF FIELD ROAD AND THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 91, SAID NORTHEAST CORNER OF SECTION 16 ALSO LYING NORTH 89°52'32" EAST, 6.92 FEET AND NORTH 1°07'28" EAST ALONG THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 91, 88.42 FEET FROM THE NORTHEAST CORNER OF SECTION 16 AS MONUMENTED BY A CACHE COUNTY SURVEY MARKER AND RUNNING THENCE SOUTH 1°07'28" WEST ALONG SAID WEST RIGHT OF WAY LINE, 904.63 FEET (SOUTH 1°20" WEST BY RECORD) TO A FOUND SURVEY MARKER; THENCE NORTH 88°49'41" WEST, 567.10 FEET (WEST 567.00 FEET BY RECORD) TO A FOUND SURVEY MARKER; THENCE SOUTH 01°10'12" WEST 306.98 FEET (SOUTH 307.00 FEET BY RECORD); THENCE SOUTH 88°49'07" EAST 567.35 FEET TO A FOUND SURVEY MARKER AND THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 91 (EAST 567.31 FEET BY RECORD); THENCE SOUTH 1°07'28" WEST ALONG SAID WEST RIGHT OF WAY LINE; 32.88 FEET (SOUTH 1°20' WEST BY RECORD), TO BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 8, 2007 IN BOOK 1489 AT PAGE 1764; THENCE SOUTH 87°53'15" WEST, 2438.58 FEET ALONG SAID BOUNDARY LINE TO A FOUND SURVEY MARKER (SOUTH 88°15' WEST 36.82 CHAINS BY RECORD) TO BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 8, 2007 IN BOOK 1489 AT PAGE 1770; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: THENCE NORTH 0°48'38" WEST 800.36 FEET; THENCE NORTH 0°27'24" WEST 757.64 FEET TO THE SOUTH LINE OF FIELD ROAD, A FENCE LINE AND THE NORTH LINE OF SECTION 16; THENCE SOUTH 89°39'15" EAST ALONG SAID LINE, 2274.13 FEET TO A POINT WHICH LIES NORTH 89°39'15" WEST, 208.72 FEET FROM THE SAID NORTHEAST CORNER OF SECTION 16; THENCE SOUTH 1°07'28" WEST 208.72 FEET (SOUTH BY RECORD); THENCE SOUTH 89°39'15" EAST 208.72 FEET (EAST BY RECORD) TO THE POINT OF BEGINNING.

LESS: EAGLE CREEK BUSINESS PARK SUBDIVISION.

ALSO LESS: 200 WEST STREET AS PER DEDICATION PLAT RECORDED AUGUST 18, 2008, IN BOOK 2008 AT PAGE 2349 FILING NO. 978414.

**EXHIBIT B**  
**Permitted Encumbrances**

1. Taxes and assessments for the year 2023 and all subsequent years.
2. All reservations, restrictions, easements, road and road rights-of-way, ditch and ditch rights-of-way, zoning restrictions, governmental regulations, and covenants, conditions, and restrictions of record.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
4. Access Easement in favor of Peter O. Phillips for ingress and egress for vehicular and pedestrian traffic by instrument dated September 14, 2006, and recorded September 15, 2006, as Entry No. 926026, in Book 1426, at Page 755, but Grantor covenants to take all available actions to terminate such easement as soon as reasonably practicable.