

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831147MS

13569384
2/17/2021 12:57:00 PM \$40.00
Book - 11119 Pg - 8397-8398
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Paul Branch and Michelle Branch,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS
against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to
general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

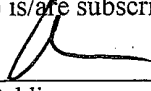

Paul Branch


Michelle Branch

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared
Paul Branch and Michelle Branch, proved on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.


Notary Public
Residing In: Utah
Commission Expires: 02/25/22

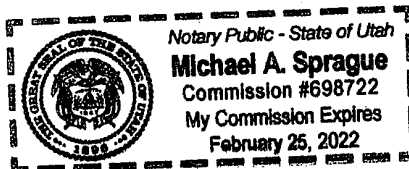


EXHIBIT A

File No.: 1831147MS

LEGAL DESCRIPTION

Beginning at a point on the East Right of Way line of a County Road, said point being East 1344.75 feet and Northwesterly along East Right of Way line of said County Road a distance of 456.78 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence East 855.67 feet; thence North 245.0 feet; thence West 930.23 feet, more or less, to the East line of a County Road, aforesaid; thence Southeasterly along said Right of Way a distance of 256.09 feet, more or less, to the place of Beginning.

Situate in Salt Lake County, State of Utah.

The following is for informational purposes only:
Tax ID No. 08-09-276-020