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8/6/2021 4:18:00 PM \$40.00
Book - 11218 Pg - 7190-7192
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
900 East Ivy Place, LLC, a Utah limited liability company
50 East South Temple, Suite 400
Salt Lake City, UT 84111



File No.: 145101-ETF

SPECIAL WARRANTY DEED

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

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

900 East Ivy Place, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-05-376-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 30th day of July, 2021.

Q-6 GH, LLC, a Utah limited liability company

By: [Signature]
Victor M. Kimball, Manager

By: [Signature]
David M. Kimball, Manager

300 Judge GH, LLC, a Utah limited liability company

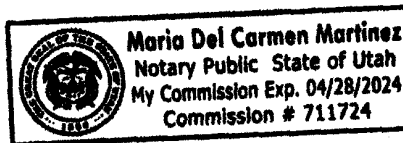
By: [Signature]
Victor M. Kimball, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 30th day of July, 2021, before me, personally appeared **Victor M. Kimball and David M. Kimball**, 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 **Q-6 GH, LLC, a Utah limited liability company**.

MARIA DEL CARMEN MARTINEZ
Notary Public

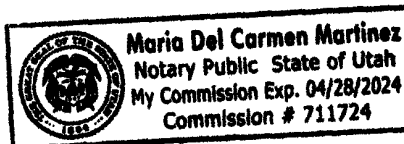


STATE OF UTAH

COUNTY OF SALT LAKE

On 30th day of July, 2021, before me, personally appeared **Victor M. Kimball**, 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 **300 Judge GH, LLC, a Utah limited liability company**.

MARIA DEL CARMEN MARTINEZ
Notary Public



[Handwritten mark]

EXHIBIT A
Legal Description

PARCEL 1:

Proposed Lot 1 of proposed ICO Murray Subdivision, being more particularly described as follows:

A parcel of land being part of that entire tract described as Parcel 1 in that Special Warranty Deed recorded December 2, 2019 as Entry No. 13136538 in Book 10866, at Page 8764 in the Office of the Salt Lake County Recorder. Said entire tract of land is located in the Southwest Quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian and described as follows:

Beginning at a point which is 1110.14 feet N. 04°54'30" W. along the monument line of 900 East Street and 778.69 feet N. 08°48'43" W. to the westerly right of way line of 900 East Street and 170.34 feet N. 04°54'30" W. and 269.46 feet N. 89°59'47" W. from the Street Monument at approximately 900 East and 4905 South, said point also being 667.14 feet N. 89°50' W. and 194.25 feet N. 04°54'30" W. and 322.66 feet N. 89°59'47" W. from the Southeast corner of the Southwest Quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence N. 89°59'47" W. 464.95 feet to the easterly boundary line of Green Valley No. 3 recorded October 18, 1963 as Entry No. 1953908 in Book AA, at Page 56 in the Office of said Recorder; thence N. 00°10'20" W. 509.99 feet to a rebar and cap and westerly extension of the southerly line of Ridgeline Park Condominiums recorded October 8, 1999 as Entry No. 7485613 in Book 99-10 of Plats, at Page 284 in the office of said Recorder; thence N. 89°43'00" E. 466.48 feet along said extension, southerly line and easterly extension thereof; thence South 512.32 feet to the Point of Beginning.

PARCEL 1A:

A non-exclusive access and public utility easement being a strip of land 26.0 feet in width lying within an entire tract of land described as Parcel 1 in that Special Warranty Deed recorded December 2, 2019 as Entry No. 13136538 in Book 10866, at Page 8764 in the Office of the Salt Lake County Recorder. Said easement is located in the Southwest Quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said 26.00 - foot strip of land lies 13.00 feet on each side of the following described centerline:

Beginning at a point, which is 1110.14 feet N. 04°54'30" W. along a monument line to a street monument at the intersection of Van Winkle Expressway and 900 East Street and 778.69 feet N. 08°48'43" W. and 170.34 feet N. 04°54'30" W. and 269.46 feet N. 89°59'47" W. from a street monument at approximately 4905 South 900 East; said point of beginning is also 667.14 feet N. 89°50'00" W. and 24.08 feet N. 04°54'50" W. and 53.18 feet N. 89°49'40" W. and 170.34 feet N. 04°54'30" W. and 269.46 feet N. 89°59'47" W. from the South Quarter corner of said Section 5; thence North 448.82 feet to a point of tangency with a 28.00 foot radius curve to the right, concave southeasterly; thence Northeasterly 43.98 feet along the arc of said curve, through a central angle of 90°00'00" (Chord N. 45°00'00" E. 39.60 feet); thence East 195.29 feet to a Point of Terminus.

