

When Recorded mail to:  
GRANTEE'S ADDRESS:

Silver Spoon Riverton, LLC  
5242 S. College Drive, Ste 340  
Murray Utah 84123

Escrow No. 18-3152 AB

13763635  
9/2/2021 4:31:00 PM \$40.00  
Book - 11233 Pg - 3971-3972  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 2 P.

--Space above for recorder's use--

[PARCEL ID# 27-32-201-002-0000- A portion of]

## WARRANTY DEED

### ON POINT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby conveys and warrants to

### SILVER SPOON RIVERTON, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

Part of the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, further described as follows:

Beginning at a point North 90°00'00" West 259.80 feet from the Northeast corner of Lot 1, On Point Properties LLC Commercial Campus, recorded as Entry No. 8891528 in the office of the Salt Lake County Recorder, said Northeast corner is South 0°14'33" West 825.00 feet along the quarter section line and South 90°00'00" East 1321.92 feet from the North quarter corner of said Section 32, and running thence South 0°06'37" East 235.32 feet to the Northerly line of Water Street (12805 South Street); thence South 90°00'00 West 106.01 feet along said Northerly line; thence North 0°06'20" West 235.32 feet to the Northerly line of said Lot 1; thence North 90°00'00" East 106.00 feet along said Northerly line to the point of beginning.

Excepting and reserving to the State of Utah all coal, oil, gas, mines, metals, gravel and all other minerals of whatsoever kind or nature in the above land, and to it, or persons authorized by it, the right to prospect for, mine and remove the same, as disclosed in that certain Quit Claim Deed recorded in 1942 as Entry No. 944253 in Book 383 at Page 230 of Official Records.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 1st day of September, 2021.

On Point Properties, LLC,  
A Utah Limited Liability Company



BY: Sterling Gardner  
ITS: Manager

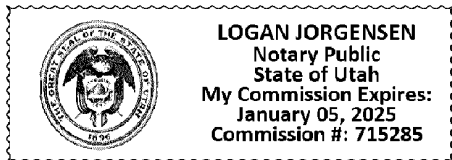
STATE OF UTAH

COUNTY OF SALT LAKE

} ss

On the 1st day of September, A.D. 2021, personally appeared before me Sterling Gardner, who being by my duly sworn, did say that he is the Manager of On Point Properties, LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and that the said Sterling Gardner acknowledged to me that said Limited Liability Company executed the same.

WITNESS my hand and official seal.



Notarized remotely via audio/video communication

Notary Public:

Residing At: \_\_\_\_\_

My Commission Expires: Jan. 05, 2025