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9/9/2021 11:35:00 AM \$40.00  
Book - 11236 Pg - 2939-2942  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL**

**DEED TO:** Nigel Properties  
1505 S. Redwood Road.  
Salt Lake City UT 84104

**SENT TAX NOTICES TO:**

Nigel Properties - 1505 S Redwood Rd  
Salt Lake City UT 84104  
(Tax Identification No. 26-15-126-001-0000)

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**SPECIAL WARRANTY DEED**

**JOY PRITCHARD, an individual**, whose address is 27130 Los Laureles Grade Road, Carmel Valley, CA 93924 (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY and WARRANT** against all who claim by, through, or under the Grantor to **NIGEL PROPERTIES, LLC**, a Nevada limited liability company, with its principal office at 1505 S. Redwood Rd, Salt Lake City, Utah (“**Grantee**”), an undivided 2.7285% interest in certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (it being specifically understood and acknowledged that that portion of the land conveyed from Grantor to Grantee herein, represents a 26.662693% of Seller’s 10.2334% undivided interest in the real property) (the “**Land**”), together with a proportionate and undivided share of (i) all improvements, if any, located thereon, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

Pursuant to that certain Special Warranty Deed dated December 23, 2016, and recorded in the records of the Salt Lake County Recorder’s office on December 23, 2016, as Entry No. 12441130 in Book No. 10514 at page 5323-5327, the Land is subject to a prior reservation of (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that the holder of said mineral estate does not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land; together with all rights to use or extract the same, except that the holder of such rights shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, nor does the holder have the right to use the surface of the Land in connection with the rights reserved herein.

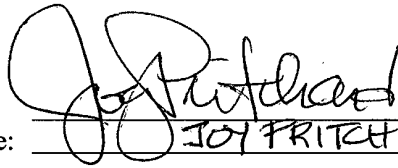
Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the “Well Prohibition Covenant” [which prohibits drilling of water wells on the land] and the “Subsequent Transfer Covenant” [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

**IN WITNESS WHEREOF**, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: 09 04 2021

GRANTOR:

JOY PRITCHARD, an individual

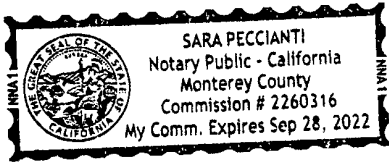
By   
Name: JOY PRITCHARD  
Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF California )  
COUNTY OF Monterey ) ) SS.

On Sept. 4, 2021, personally appeared before me, a Notary Public, Sara Peccianti,  
the Notary Public of JOY PRITCHARD, an individual, personally known or proved to  
me to be the person whose name is subscribed to the above instrument who acknowledged to me that she  
executed the above instrument.

WITNESS my hand and official Seal.



Sara Peccianti  
Notary Public in and for said State

My commission expires: 9/28/2022

[SEAL]

**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**Legal Description**

LOT C-119, DAYBREAK COMMERCE PARK PLAT 4 AMENDING PARCEL A OF THE  
KENNECOTT DAYBREAK PARK PLAT 2 AND LOT B1 AND DRGRR PARCEL OF THE  
KENNECOTT MASTER SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF  
RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON DECEMBER 23, 2016  
AS ENTRY NO. 12440459 IN BOOK 2016P AT PAGE 340

Tax Parcel No.: 26-15-126-001-0000