

SPECIAL WARRANTY DEED

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO
Spring Run, LLC
c/o Second Street Fund
6220 La Salle Avenue
Oakland, CA 94611
Attn: Brandyn Iverson

13945979 B: 11335 P: 8792 Total Pages: 3
05/04/2022 03:04 PM By: sarvizo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321

APN: 22-08-128-008
146673-MCF

(Space above for recorder's use only)

JF SPRING RUN PARTNERS, LLC, a Utah limited liability company ("Grantor") does hereby convey and warrant only as against all claiming by, through, or under it to **SPRING RUN, LLC**, a Utah limited liability company ("Grantee"), of 6220 La Salle Avenue, Oakland, CA 94611, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to that certain parcel of land located in Salt Lake County, Utah, more particularly described in **Exhibit A** attached hereto.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenances to the Real Property.

SUBJECT TO (i) all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Salt Lake County, Utah, (ii) all unpaid taxes and assessments, known or unknown, and (iii) all matters that would be reflected on an accurate ALTA Survey with all Table A items of the Real Property and/or ascertained by an inspection of the Real Property.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of May 4, 2022.

GRANTOR: JF SPRING RUN PARTNERS, LLC, a Utah limited liability company

By: JF Spring Run Manager, LLC, a Utah limited liability company, its Manager

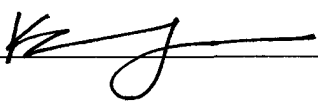
By: JF Capital, LLC, a Utah limited liability company, its Manager

By: J. Fisher Companies, LLC, a Utah limited liability company, its Manager

By: 
Name: Owen Fisher
Title: Managing Partner

STATE OF UTAH §
 §
COUNTY OF DAVIS §

On May 4, 2022, before me, the undersigned, a notary public in and for said State, personally appeared Owen Fisher, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

My Commission Expires 04/25/2024 , Notary Public

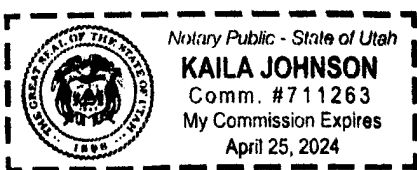


Exhibit A
Legal Description

Said property is also known by the street address of:
965 - 971 East Murray Holladay Road, Millcreek, UT 84117

PARCEL 1:

Beginning at a point in the center of Murray-Holladay Road, said point being South 89°50'15" West 156.60 feet from a Salt Lake County Surveyor's monument, said point more specifically described as being South 742.72 feet and West 158.76 feet from the North quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°50'15" West 213.50 feet along said monument line; thence North 539.54 feet; thence South 85°00'00" East 35.14 feet to a point on the Southerly line of property conveyed to Cottonwood 264 Limited, a Utah limited partnership, in that certain Special Warranty Deed recorded December 27, 1990 as Entry No. 5006182 in Book 6278 at Page 2280 of the official records of the Salt Lake County Recorder; thence along said Southerly line South 70°00'00" East 83.40 feet; thence along said Southerly line North 74°00'00" East 104.16 feet; thence South 536.06 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land conveyed to Salt Lake County, a political subdivision of the State of Utah, in that certain Quit Claim Deed recorded June 29, 2016 as Entry No. 12311076 in Book 10447 at Page 4749 of official records, to-wit:
Proposed description of a 33.00 foot wide dedication in favor of Salt Lake County, being more particularly described as follows:

Beginning at the Southeast corner of Grantor's property, said point also being South 742.72 feet and West 158.76 feet from the North quarter of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°50'15" West along the South line of Grantor's property a distance of 213.50 feet to the Southwest corner of said property; thence North along the West line of said property 33.00 feet; thence North 89°50'15" East 213.50 feet to the East line of said property; thence South along the East line of said property 33.00 feet to the point of beginning.

PARCEL 2:

A right-of-way easement, appurtenant to Parcel 1, as provided for in that certain Right-of-Way Agreement recorded May 27, 1983 as Entry No. 3798809 in Book 5462 at Page 1975 of the official records, for the purpose of digging trench and/or making a fill along said right-of-way, and to lay, maintain, operate, repair, remove or replace the pipe line for transportation of storm drainage through and across the following described land:

Beginning at a point South 89°50'15" West 367.77 feet and North 00°09'45" West 539.54 feet from County Nail and Washer, said Nail and Washer being South 00°10'00" West 742.287 feet from the North quarter corner of Section 8, Township 2 South, Range 1 East, Salt lake Base and Meridian and running thence North 27 feet to the South side of Cottonwood Creek right-of-way; thence Easterly along said right-of-way 10 feet; thence South 27 feet, more or less; thence Westerly 10 feet to the point of beginning.