

MAIL TAX NOTICE TO:  
GRANTEE  
14658 S. BANGERTER PKWY  
DRAPER, UT 84020

CTE NO. 203747

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## WARRANTY DEED

**HIGHPOINTE CENTER, LLC, a Utah limited liability company,**  
Grantor, of DRAPER, SALT LAKE County, State of UTAH,  
hereby CONVEYS and WARRANTS to

**HIGHPOINTE PARTNERS, LLC, a Utah limited liability company,**  
Grantee, of DRAPER, SALT LAKE County, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of Utah, to-wit

**See Attached Exhibit "A"**

**Parcel No. 34-07-326-002**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2022 and thereafter.

13963163 B: 11344 P: 9456 Total Pages: 3  
06/02/2022 01:52 PM By: jucas Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CAPSTONE TITLE AND ESCROW, INC.  
2115 SOUTH DALLIN STREETSALT LAKE CITY, UT 84109

WITNESS the hand of said grantor, this 31 day of MAY, 2022

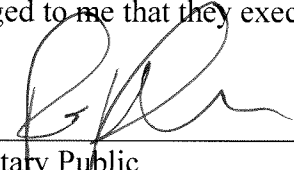
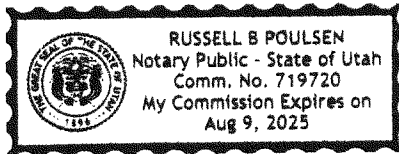
**HIGHPOINTE CENTER, LLC**  
a Utah limited liability company



**ENDEAVOR CAPITAL GROUP, LLC,**  
**JOSEPH T. SORENSON, MANAGER**

STATE OF UTAH            )  
  :SS  
COUNTY OF SALT LAKE )

On the 31 day of MAY, 2022, personally appeared before me JOSEPH T. SORENSON, THE MANAGER OF ENDEAVOR CAPITAL GROUP, LLC, WHICH IS THE MANAGER OF HIGHPOINTE CENTER, LLC, a Utah limited liability company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the Southwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point on the north line of the Southwest Quarter of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being North 89°56'40" West 1,121.45 feet from the Center Quarter Corner of said Section 7, said point also being on the arc of a 539.00 foot radius curve to the left, the center of which bears North 65°24'43" East; thence Southeasterly 182.62 feet along said curve through a central angle of 19°24'44" and a long chord of South 34°17'40" East 181.74 feet to a point on the arc of a 541.58 foot radius non-tangent curve to the left, the center of which bears North 49°32'42" East thence Southeasterly 105.30 feet along said curve through a central angle of 11°08'26" and a long chord of South 46°01'31" East 105.14 feet; thence South 55°18'06" East 100.15 feet to a point of tangency of a 31.00 foot radius curve to the right; thence Southerly 49.30 feet along said curve through a central angle of 91°07'02" and a long chord of South 09°44'35" East 44.27 feet; thence South 35°48'56" West 8.11 feet; thence South 54°11'04" East 33.59 feet to the northerly right-of-way line of Highland Drive and a point on the arc of a 1,008.06 foot radius non-tangent curve to the right, the center of which bears North 52°04'37" West; thence along said northerly right-of-way line the following two courses: Southwesterly 634.70 feet along said curve through a central angle of 36°04'29" and a long chord of South 55°57'37" West 624.27 feet and South 73°59'52" West 5.36 feet to the west line of the Northeast Quarter of said Southwest Quarter of Section 7; thence along said west line North 01°04'31" East 701.28 feet to said north line of the Southwest Quarter; thence South 89°56'40" East 218.90 feet to the POINT OF BEGINNING. Said parcel contains 237,851 square feet or 5.46 acres, more or less.

Tax ID No.: 34-07-326-002