

After Recording Return To

WDG NEWPORT VENTURES, LLC
Attn: Spencer H. Wright
1178 W. Legacy Crossing Blvd., #100
Centerville, Utah 84014

13999972 B: 11364 P: 1628 Total Pages: 2
08/12/2022 03:41 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

CTIA # 149756-WHP

Tax ID No. 16-06-402-020-0000

Space Above This Line for Recorder's Use

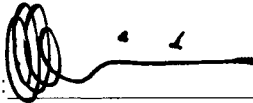
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the sufficiency of which is hereby acknowledged, FOOL CREEK INVESTMENTS LLC, a Utah limited liability company with an address of 1462 E. Federal Heights Drive, Salt Lake City, Utah 84103 ("Grantor") hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantors, but not otherwise, to WDG NEWPORT VENTURES, LLC, a Utah limited liability company with an address of 1178 W. Legacy Crossing Blvd., #100, Centerville, Utah 84014 ("Grantee") that certain real property located in Salt Lake County, Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, more particularly described at Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

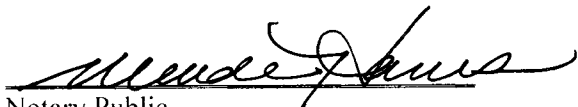
GRANTOR:

FOOL CREEK INVESTMENTS LLC,
a Utah limited liability company

By: 
Name: Mark Finlinson
Title: Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On the 11th day of August, 2022, personally appeared before me Mark Finlinson, who duly acknowledged to me that he executed the foregoing Agreement as Manager of FOOL CREEK INVESTMENTS LLC, a Utah limited liability company.


Notary Public

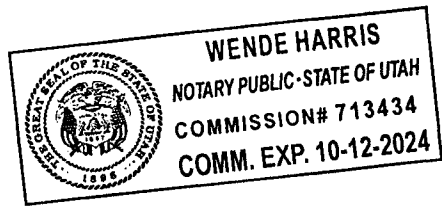


EXHIBIT "A"
Legal Description of Property

Parcel Identification Number: 16-06-402-020 (for reference purposes only)
The Land described herein also known by the street address of:
352 South Denver Street
Salt Lake City, UT 84111

PARCEL 1:

Beginning at a point North 211 feet and West 25 feet from the Southeast corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey; and running thence North 80 feet; thence West 128 feet; thence South 80 feet; thence East 128 feet to the point of beginning.

PARCEL 1A:

A non exclusive right of way over the following:

Beginning at the Southeast corner of said Lot 3; and running thence West 25.0 feet; thence North 178.0 feet; thence West 140.0 feet; thence North 113.0 feet; thence East 12.0 feet; thence South 99.0 feet; thence East 128.0 feet; thence North 138.0 feet; thence East 50.0 feet; thence South 330.0 feet; thence West 25.0 feet to the point of beginning.