

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
GOLDEN BRAID OASIS, L.L.C., a Utah
limited liability company
266 N. Alta Street
Salt Lake, UT 84103

14016803 B: 11373 P: 461 Total Pages: 3
09/16/2022 02:25 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1137315-SLC1 (ami)**
A.P.N.: **27-34-102-030-0000**

Riverton 2053 LLC, a Utah limited liability company, Grantor, of **Salt Lake**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

GOLDEN BRAID OASIS, L.L.C., a Utah limited liability company, Grantee, of **Salt Lake**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

LOT 1A, PARK AVENUE RETAIL PLAT 1 AMENDED, AMENDING LOT 1 OF PARK AVENUE RETAIL PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

A PRIVATE, NONEXCLUSIVE EASEMENT OVER, ACROSS, THROUGH AND UNDER THAT PORTION OF THE OWNER'S LAND FOR INGRESS TO AND EGRESS FROM THE OWNER'S LAND OVER AND ACROSS THE ACCESS DRIVE TO THE PUBLICLY DEDICATED STREET COMMONLY KNOWN AS PARK AVENUE (2080 WEST), AS GRANTED AND DESCRIBED IN CROSS-EASEMENT AND NON-COMPETITION AGREEMENT RECORDED FEBRUARY 8, 2006 AS ENTRY NO. 9632280 IN BOOK 9253 AT PAGE 1343 AND BY AMENDMENT RECORDED MAY 6, 2011 AS ENTRY NO. 11178918 IN BOOK 9923 AT PAGE 599.

PARCEL 3:

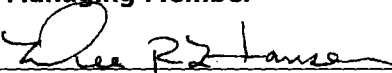
A PRIVATE, NONEXCLUSIVE RIGHT OF WAY AND EASEMENT FOR VEHICULAR (MOTORIZED AND NON-MOTORIZED INCLUDING BICYCLES AND SIMILAR VEHICLES) AND PEDESTRIAN

TRAFFIC UPON, OVER, ACROSS AND THROUGH THAT PORTION OR PORTIONS OF THE OWNER'S LAND IMPROVED WITH DRIVE WAYS OR DRIVE AISLES OR WHICH MY BE IMPROVED AS SUCH AT ANY TIME HEREAFTER IN SUCH LOCATIONS AS THEY EXIST FROM TIME TO TIME, AS GRANTED AND DESCRIBED IN CROSS-EASEMENT, RIGHTS-OF-WAY AND RESTRICTION AGREEMENT RECORDED MAY 6, 2011 AS ENTRY NO. 11178920 IN BOOK 9923 AT PAGE 604, AND BY AMENDMENT RECORDED OCTOBER 7, 2020 AS ENTRY NO. 13420477 IN BOOK 11035 AT PAGE 86.

Witness, the hand(s) of said Grantor(s), this 9-16-2022.

Riverton 2053 LLC, a Utah limited liability company

**By: DRH Properties, LLC
Its: Managing Member**



Dee R. Hansen, Managing Member

**By: RKF Properties
Its: Managing Member**



Ryan W. Forsyth, Managing Member

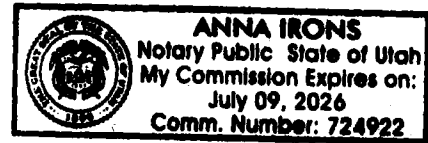
STATE OF Utah)
County of Salt Lake)ss.

On this 16th day of September, 2022, before me, the undersigned Notary Public, personally appeared **Dee R. Hansen, as Managing Member of DRH Properties, LLC, as Managing Member of Riverton 2053 LLC, a Utah limited liability company**, 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 his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Anna Irons
Notary Public



STATE OF Utah)
County of Salt Lake)ss.

On this 16th day of September, 2022 before me, the undersigned Notary Public, personally appeared **Ryan W. Forsyth, as Managing Member of RKF Properties, LLC, as Managing Member of Riverton 2053 LLC, a Utah limited liability company**, 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 his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Anna Irons
Notary Public

