

Mail Recorded Deed & Tax Notice To:
Investment Realty Advisors, LLC
400 W 7200 S
Suite 250
Midvale, Utah 84047

14062380 B: 11395 P: 9208 Total Pages: 4
01/13/2023 01:30 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 158504-MLY

WARRANTY DEED

Robert Hanks as to an undivided 25% interest and Wendy Hanks as to an undivided 25% interest and JC Capital Partners, LLC, a Utah limited liability company as to an undivided 50% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Robert Hanks, and Scott B. Eliason, and Jason W. Klemetson, and Joseph Mills

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-16-426-065 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this January 12, 2023

Robert Hanks by Wendy Hanks as
Robert Hanks by Wendy Hanks as Attorney in
Fact Attorney in Fact
Wendy Hanks
Wendy Hanks

JC Capital Partners, LLC, a Utah limited liability
company

BY: JJ MILLS L.L.C., a Utah limited liability
company, Manager

BY: Joseph Homer Mills
Joseph Homer Mills, Manager

BY: CSWPAW L.L.C., a Utah limited liability
company, Manager

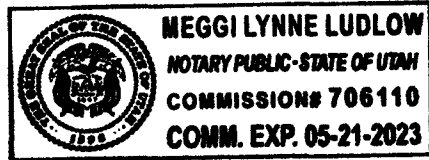
BY: Cory S. Waddoups
Cory S. Waddoups, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this ^{12th} day of January, 2023, before me, personally appeared Wendy Hanks, as Attorney in Fact for Robert Hanks who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Meggy L Ludlow
Notary Public

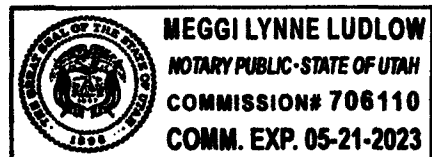


STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of January, 2023, before me, personally appeared Wendy Hanks, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Meggy L Ludlow



Notary Public

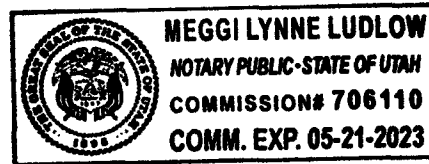
STATE OF UTAH

COUNTY OF SALT LAKE

On this 1-13-2023, before me, personally appeared Joseph Homer Mills, who acknowledged himself to be the Manager of JJ MILLS L.L.C. a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Meggy L Ludlow

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 1-13-2023, before me, personally appeared Cory S. Waddoups, who acknowledged himself to be the Manager of CSWPAW L.L.C. a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Meggy L. Ludlow

Notary Public

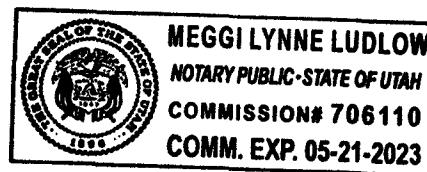


EXHIBIT A
Legal Description

A parcel of land situate in Lot 11, Block 8, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point on the Northerly line of said Lot 11, Block 8, said point also being South 89°46'36" West along said North line 681.20 feet (West, Record) from the Northeast corner of said Lot 11, and running thence South 00°28'29" East 21.26 feet; thence South 89°55'03" West 0.47 feet to a point on a wood fence; thence along said fence the following two (2) courses: (1) South 01°09'30" East 22.82 feet; and (2) South 00°02'31" West 16.35 feet; thence South 00°35'47" East 58.70 feet to a point on the Northerly right of way line of Downington Avenue; thence South 89°46'33" West along said right of way line 51.12 feet to a point on the Easterly right of way line of 1800 East Street; thence North 00°11'49" East along said right of way line 119.13 feet (South 119.05, Record) to a point on said North line of said Lot 11; thence North 89°46'36" East along said North line 49.94 feet to the point of beginning.