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RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

14078626 B: 11404 P: 6337 Total Pages: 4
03/06/2023 12:46 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROWE & WALTON
915 S MAIN ST BOUNTIFUL, UT 84010



1050 S WASHINGTON LLC
313 Eureka Street
San Francisco, California 94114

Tax Parcel Nos.: 15-12-406-016-0000;
15-12-406-007-0000; 15-12-406-015-0000
15-12-406-018-0000;

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1050 S Washington LLC, a Utah limited liability company, ("Grantor"), conveys to JCC, Inc. a Utah corporation ("Grantee"), whose address for tax purposes is 915 Sugar Plum Court, North Salt Lake, UT 84054, a 38% (thirty-eight percent) undivided, tenants-in-common interest and warrants against all claiming by, through, or under Grantor, but not otherwise, that certain real property situated in Salt Lake County, Utah, and more particularly described in the attached Exhibit A (the "Property").

TOGETHER with all rights, privileges, tenements, hereditaments, and appurtenances to the Property or in any way appertaining thereto, and SUBJECT TO all covenants, conditions, restrictions, reservations, easements, declarations, liens, encumbrances or other matters of record or which a physical inspection or survey would reveal.

Dated to be effective as of: February 15, 2023

[signatures on following pages]

GRANTOR:

1050 S Washington LLC,
a Utah limited liability company

By: George F. Hauser

George F. Hauser, Trustee, George F. Hauser 1988 Revocable Inter-Vivos Trust, Member

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of November by
George F. Hauser, Trustee, George F. Hauser 1988 Revocable Inter-Vivos Trust, Member, 1050
S Washington LLC, a Utah limited liability company.

Debra K. Harris
Notary Public
Resident of: TOOELE, UT

My Commission Expires: 6/29/23



Signature Page to Special Warranty Deed

EXHIBIT A

Legal Description

The following tract of land in the County of Salt Lake, State of Utah:

PARCEL 1:

ALL OF LOTS 16, 17, 18, 19, 20, 21 AND THE EAST 50 FEET OF LOT 13, BLOCK 2, OF WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

ALSO

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'55" EAST 7.50 FEET; THENCE SOUTH 0°01'07" EAST 50.00 FEET; THENCE NORTH 89°53'55" EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH 0°01'07" EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 38°27'03" WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH 0°01'07" WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-016-0000

PARCEL 2:

LOTS 14 AND 15, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

Tax Parcel No. 15-12-406-007-0000

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, WEST DRIVE SUBDIVISION, AS SHOWN IN THE SALT LAKE CITY BIG FIELD SURVEY, 5 ACRE PLAT A; THENCE SOUTH 141.02 FEET MORE OR LESS TO WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY 25 FEET MORE OR LESS ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF LOT 13; THENCE NORTH 115 FEET TO THE NORTHEAST CORNER OF LOT 13; THENCE EAST 15 FEET TO THE POINT OF BEGINNING.

Exhibit A

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH $89^{\circ}53'55''$ EAST 7.50 FEET; THENCE SOUTH $0^{\circ}01'07''$ EAST 50.00 FEET; THENCE NORTH $89^{\circ}53'55''$ EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH $0^{\circ}01'07''$ EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH $38^{\circ}27'03''$ WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH $0^{\circ}01'07''$ WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-015-0000

PARCEL 4:

BEGINNING AT A POINT SOUTH $89^{\circ}53'55''$ WEST 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 13, BLOCK 2, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH $0^{\circ}01'07''$ EAST 71.68 FEET TO A POINT WHERE LOT 13 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH $38^{\circ}27'03''$ WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 91.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH $89^{\circ}53'55''$ EAST 56.81 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-018-0000

Exhibit A