

3
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

269 BROOKLYN LLC
313 Eureka Street
San Francisco, California 94114

14078627 B: 11404 P: 6340 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



Tax Parcel Nos.: 15-12-406-004-0000;
15-12-406-013-0000; 15-12-406-017-0000

(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, 269 BROOKLYN LLC, a Utah limited liability company, ("**Grantor**"), conveys to JCI, 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: January 15, 2023

[signatures on following pages]

269 Brooklyn LLC,
a Utah limited liability company

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

Debra K. Harris
Notary Public
Resident of: 1 DOVER CT


 Notary Public - State of Utah
DEBRA K. HARRIS
Comm. #706938
My Commission Expires
June 29, 2023

EXHIBIT A

Legal Description

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

PARCEL 1:

THE WEST 10 FEET OF LOT 4, ALL OF LOT 5 AND THE EAST 2 ½ OF LOT 6, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-004-0000

PARCEL 2:

THE WEST 22 ½ FEET OF LOT 6, ALL OF LOT 7 AND THE EAST 12 ½ FEET OF LOT 8, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-013-0000

PARCEL 3:

THE WEST HALF OF LOT 8, ALL OF LOTS 9, 10, 11 AND 12, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-017-0000

Exhibit A

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