

14087023 B: 11409 P: 570 Total Pages: 2  
03/28/2023 04:55 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PEG COMPANIES INC  
145 W 200 N, STE 100 ATTN GENERAL COUNCEL PROVO, UT 84601



Record and Return To:

PEG Companies, Inc.  
Attn: General Counsel  
145 West 200 North, Ste. 100  
Provo, Utah 84601

Parcel # 16-28-313-023

---

### WARRANTY DEED

THIS WARRANTY DEED is made as of the Tuesday, March 28, 2023 by BRICKCREEK, LLC (“Grantor”), a Utah limited liability company, in favor of PEG SLC MILLER AVE., LLC, (“Grantee”), a Delaware limited liability company having its principal office at 145 West 200 North, Suite 100, Provo, Utah 84601.

WITNESSETH, that Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land lying and being in Salt Lake County, Utah, to wit:

BEG E 174.73 FT S 15°18'00" E 159.35 FT FR W 1/4 COR OF SEC 28, T1S, R1E, SLM; S 15°18'00" E 90 FT; S 88°30'00" W 146.52 FT; S 00°49'38" E 172.96 FT; N 87°15'00" W 200.66 FT; N 158.34 FT; S 88°30'00" W 156.19 FT; N 87.43 FT; N 88°30'00" E 477.04 FT TO BEG. 1.74 AC M OR L. LESS SUITES. (BEING THE COMMON AREA FOR HIGHLAND PARK PLAZA II CONDO).

Together with all buildings, structures, and other improvements located thereon.

SUBJECT TO all liens, leases, agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the Property or an accurate survey of the Property would disclose.

AND Grantor hereby binds itself and its successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters set forth above.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this deed as the date set forth above.

BRICKCREEK, LLC

By: [Signature]  
Name: Rob Fetzter  
Title: Manager

STATE OF UTAH )

)SS:

ACKNOWLEDGMENT

COUNTY OF UTAH )

*28<sup>th</sup> AM*

On this ~~27~~<sup>28</sup>th day of March, 2023, personally appeared before me Rob Fetzter, the Manager of PEG Capital Partners, LLC, which is the Manager of PEG Club Investor, LLC, which is the Manager of PEG SLC Miller Ave., LLC, which is the Sole Member of BRICKCREEK, LLC, a Utah limited liability company, who duly acknowledged to me that he executed this Warranty Deed in his capacity as Manager of BRICKCREEK, LLC with full authority to do so.

[Signature]  
Notary Public

(seal)

