

Mail Recorded Deed & Tax Notice To:  
West Jordan Hotel Holdings, LLC, a Utah limited liability company  
3300 North Triumph Blvd., Suite 100  
Lehi, UT 84043



File No.: 152411-WHP

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## WARRANTY DEED

**Christian Seegmiller as to an undivided 49.09% interest; Mallorca Partners, LLC, a Utah limited liability company, as to an undivided 27.81% interest; and Jeffrey P. Richards as to an undivided 23.10% interest,**

**GRANTORS**, of Salt Lake County, State of Utah, hereby Convey and Warrant to

**West Jordan Hotel Holdings, LLC, a Utah limited liability company,**

**GRANTEE**, of Lehi, 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.:** 21-29-301-004 and 21-29-152-006 (for reference purposes only)

**SUBJECT TO:** Non-delinquent property taxes for the year 2023 and thereafter; the permitted exceptions set forth on Exhibit "B"; and all applicable zoning laws and ordinances.

*[Signature on following page]*


Dated this 7th day of April, 2023.

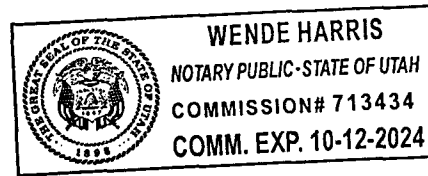
  
Christian Seegmiller

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10<sup>th</sup> day of May, 2023, before me, personally appeared Christian Seegmiller, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

  
Notary Public



Mallorca Partners, LLC, a Utah limited liability company

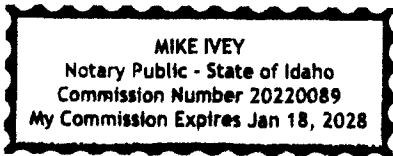
BY: Ryan Addison Relyea  
Ryan Addison Relyea, Manager


STATE OF IDAHO

COUNTY OF ADA

On this 7 day of April, 2023, before me, personally appeared Ryan Addison Relyea, 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 on behalf of Mallorca Partners, LLC, a Utah limited liability company.

Mike Ivey  
Notary Public

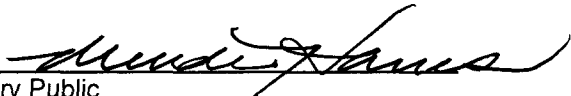


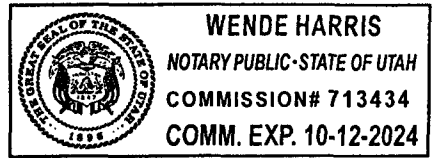
  
\_\_\_\_\_  
Jeffrey P. Richards

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of May, 2023, before me, personally appeared Jeffrey P. Richards, 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.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**Lots 305 and 306, JORDAN LANDING TECHNOLOGY PARK, PHASE III, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded June 24, 2003 as Entry No. 8702410 in Book 2003P at Page 180.**

EXHIBIT "B"

1. Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 21-29-301-004. Taxes for the year 2022 have been paid in the amount of \$9,510.16 under Parcel No. 21-29-301-004. (affects Lot 305)  
  
Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 21-29-152-006. Taxes for the year 2022 have been paid in the amount of \$9,510.16 under Parcel No. 21-29-152-006. (affects Lot 306)
2. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easements, notes and restrictions as shown on the recorded plat for Jordan Landing Technology Park, Phase III, recorded June 24, 2003 as Entry No. 8702410 in Book 2003P at Page 180.
6. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, as reserved in that certain Special Warranty Deed recorded August 24, 1999 as Entry No. 7450783, in Book 8304, at Page 5570.
7. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded July 15, 2022 as Entry No. 8291829, in Book 8619, at Page 7756.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Easements, Covenants and Restrictions for Professional Offices at Jordan Landing recorded March 6, 2000 as Entry No. 7589271 in Book 8346 at Page 5902, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.  
  
Amendment to the Declaration of Easements, Covenants and Restrictions for Professional Offices at Jordan Landing recorded October 31, 2000 as Entry No. 7750575 in Book 8398 at Page 984.  
  
Amendment to the Declaration of Easements, Covenants and Restrictions for Professional Offices at Jordan Landing recorded January 10, 2001 as Entry No. 7796874 in Book 8414 at Page 7693.  
  
Second Amendment to Declaration of Easements, Covenants and Restrictions for Professional Offices at Jordan Landing recorded December 12, 2007 as Entry No. 10297813 in Book 9547 at Page 2714.

9. The following matters disclosed on that certain survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of September 26, 2022, as Project No. 11830, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
  - a. Existing sanitary sewer line located on and across the Land without recorded easement.
  - b. Existing chain link fence not located on property line.