

After Recording Return To:  
KMW Development L.L.C.  
2733 East Parleys Way, Suite 300  
Salt Lake City, Utah 84109

14109756 B: 11421 P: 4457 Total Pages: 2  
05/25/2023 10:59 AM By: avice 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

**SPECIAL WARRANTY DEED**

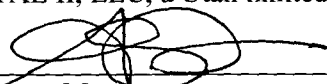
MILLROCK CAPITAL II, LLC, a Utah limited liability company (“Grantor”), of 6510 Millrock Drive, Suite 250, Salt Lake City, Utah 84121, hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to KMW DEVELOPMENT L.L.C., a Utah limited liability company (“Grantee”), of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84019, for the sum of ten dollars, and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

Blocks A, E, G, H Lot 1, H Lot 2, I, J, K Lot 1, and K Lot 2, of the Royal Holladay Hills Subdivision #2, with Recorded #13700581, and recorded on June 25, 2021, in Book 2021P at Page 171

together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the property, except for and subject to all matters of record.

Dated this 27<sup>th</sup> day of April 2023.

Grantor: MILLROCK CAPITAL II, LLC, a Utah limited liability company

By:   
Steven Peterson, Manager

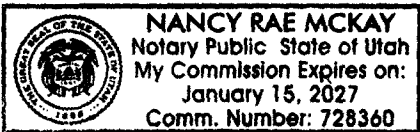
*[Acknowledgments to follow on the next page]*

22-09-228-038  
22-09-228-042  
22-10-151-025  
22-10-151-024  
22-10-151-028  
22-09-228-045  
22-09-228-044  
22-10-151-023  
22-10-151-027

ACKNOWLEDGMENT

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

On the 27<sup>th</sup> day of April 2023, before me personally appeared Steven Peterson, to me personally known, who being by me duly sworn did say that he is the manager of Millrock Capital II, LLC, a Utah limited liability company, the company signing this instrument.



*Nancy Rae McKay*  
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Notary Public