

14151379 B: 11444 P: 1641 Total Pages: 4  
09/11/2023 04:18 PM By: BGORDON 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

Mail Recorded Deed & Tax Notice To:  
EP GT3, LLC, a Utah limited liability company  
2425 E. Camelback Rd, Suite 1155  
Phoenix, AZ 85016



File No.: 170462-MCP

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## WARRANTY DEED

BAM 4074, LLC, a Utah limited liability company,

**GRANTOR(S)**, of Millcreek, State of Utah, hereby Conveys and Warrants to

EP GT3, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Phoenix, State of Arizona

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**

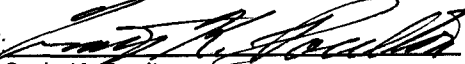
**TAX ID NO.:** 16-35-481-008, 16-35-481-011, 16-35-481-013, 16-35-481-015 and 16-35-481-017 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 8th day of September, 2023.

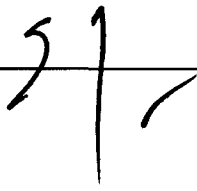
BAM 4074, LLC, a Utah limited liability company

BY:   
Craig K. Poulton  
Manager

STATE OF UTAH

COUNTY OF Washington

On this 8th day of September, 2023, before me, personally appeared Craig K. Poulton, 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 BAM 4074, LLC, a Utah limited liability company.

Notary Public 

  
ELISHA TURNIDGE  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION # 711676  
COMM. EXP. 04-28-2024  
711676  
04/28/2024

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

**PARCEL 1:**

A tract of land situate in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the North line of said Southeast quarter of the Southeast quarter, which point is 50 feet West from the Northeast corner of said Southeast quarter of the Southeast quarter; thence West 230.00 feet; thence along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard the following two courses and distances: (1) South  $00^{\circ}13'44''$  West 575.73 feet to a point of tangency with a 1629.86 foot radius curve to the right; thence (2) Southerly 297.50 feet along the arc of said curve (Note: chord to said curve bears South  $05^{\circ}38'22''$  West for a distance of 297.08 feet) to the point of a 150.00 foot radius, non-tangent curve to the left; thence Easterly 153.45 feet along the arc of said curve (Note: chord to said curve bears South  $60^{\circ}41'38''$  East for a distance of 146.84 feet); thence East 92.12 feet, to the said Westerly right of way line of Wasatch Boulevard; thence Northerly 368.55 feet along said Westerly right of way line and the arc of a 1859.86 foot, non-tangent curve to the left (Note: center of said curve bears North  $78^{\circ}14'09''$  West and the chord to said curve bears North  $06^{\circ}05'15''$  East for a distance of 367.95 feet); thence North  $00^{\circ}13'44''$  East 577.37 feet to the point of beginning.

**PARCEL 2:**

An entire tract of property situate in the Northeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the Westerly right of way line of Wasatch Boulevard and the South line of said Northeast quarter of the Southeast quarter, which point is 50 feet West from the Southeast corner of said Northeast quarter of the Southeast quarter, and running thence West 230.00 feet; thence North  $00^{\circ}13'44''$  East 80.00 feet along a line which is parallel with and 230.00 feet perpendicularly distant Westerly from said Westerly right of way line of Wasatch Boulevard to the Southerly non-access (N/A) line of the Interstate 215 (I-215) on ramp; thence East 100.16 feet along said N/A line; thence North  $72^{\circ}53'50''$  East 136.02 feet along said N/A line to the said Westerly right of way line of Wasatch Boulevard; thence South  $00^{\circ}13'44''$  West 120.00 feet to the point of beginning.

**PARCEL 3:**

A tract of property situate in the Northeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southeast corner of said tract at a point which is 280.00 feet West from the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 35, and running thence West 18.00 feet along said Southerly boundary line; thence North  $00^{\circ}13'44''$  East 80.00 feet to the Northerly boundary line of said tract; thence East 18.00 feet to the Northeast corner of said tract; thence South  $00^{\circ}13'44''$  West 80.00 feet along the Easterly boundary line of said tract to the point of beginning.

**PARCEL 4:**

A tract of property situate in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning in the Northerly line of said Southeast quarter of the Southeast quarter at a point which is 280.00 feet West from the Northeast corner of said Southeast quarter of the Southeast quarter, and running thence South 00°13'44" West 575.73 feet; thence Southerly 297.50 feet along the arc of a 1,629.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears South 05°38'22" West for a distance of 297.08 feet, central angle = 10°27'29"); thence North 02°10'03" East 295.95 feet; thence North 00°13'44" East 575.63 feet to said Northerly line of said Southeast quarter of the Southeast quarter; thence East 18.00 feet along said Northerly line to the point of beginning.

**PARCEL 5:**

A tract of property situate in the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at a point which is 280.00 feet West, and 575.73 feet South 00°13'44" West, and Southerly 297.50 feet along an arc of a 1,629.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears South 05°38'22" West for a distance of 297.08 feet, central angle = 10°27'29") from the Northeast corner of said Southeast quarter of the Southeast quarter, and running thence Southeasterly 153.44 feet along an arc of a 150.00-foot radius non-tangent curve to the left (Note: Chord to said curve bears South 60°41'38" East for a distance of 146.84 feet, central angle = 58°36'40"); thence North 89°38'15" East 69.24 feet; thence Southerly 60.96 feet along the arc of a 1,847.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears South 14°02'03" West for a distance of 60.96 feet, central angle = 01°53'24"); thence West 187.45 feet; thence North 02°10'03" East 130.67 feet to the point of beginning.