

Mail Recorded Deed & Tax Notice To:  
CRC Group, LLC, a Utah limited liability company  
~~12300 South 2000 East~~ PO Box 122  
~~Draper, UT 84020~~ Draper, UT 84020



File No.: 171781-RCP

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## WARRANTY DEED

Wayne B. Morgan, Jr., Trustee or Successor Trustees of the Wayne B. Morgan, Jr. Family Trust, dated  
February 25, 1997

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

CRC Group, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Draper, 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.:** 28-31-176-073 (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 22nd day of September, 2023.

Wayne B. Morgan, Jr. Family Trust, dated February 25, 1997

BY: [Signature]  
Wayne B. Morgan, Jr.  
Trustee

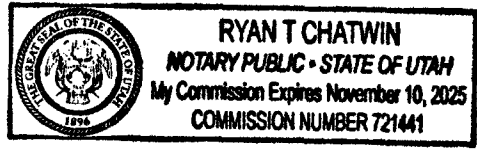
STATE OF UTAH

COUNTY OF UTAH

Wayne B. Morgan

On this 22nd day of September, 2023, before me, personally appeared ~~Spencer C. Crittendon~~ Wayne B. Morgan, 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 ~~CRC Group, LLC, a Utah limited liability company~~ the Wayne B. Morgan, Jr. Family Trust, dated February 25, 1997.

[Signature]  
Notary Public



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

Beginning at a point which is South along the section line 1462.00 feet from the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 400.00 feet; thence South 150.00 feet; thence East 400.00 feet; thence North 150.00 feet to the point of beginning.

TOGETHER WITH a right of way over the following described property:

Commencing 1452 feet South from the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence West 400 feet; thence South 10 feet; thence East 400 feet; thence North 10 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of 300 East Street.

ALSO LESS AND EXCEPTING therefrom:

Commencing at the North quarter corner of Section 31, Township 3 South, Range 1 East, Salt Lake Meridian; thence South  $00^{\circ}21'03''$  West 1462.00 feet along the quarter section line; thence North  $89^{\circ}38'57''$  West 37.01 feet to the point of beginning; thence South  $89^{\circ}38'57''$  East 37.01 feet; thence South  $00^{\circ}21'03''$  West 150.00 feet; thence North  $89^{\circ}38'58''$  West 37.00 feet; thence North  $00^{\circ}20'52''$  East 150.00 feet to the point of beginning.