

14170428 B: 11454 P: 2632 Total Pages: 3
11/01/2023 03:58 PM By: VAnguyn 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:
FSC Development LLC, a Utah limited liability company
9071 S 1300 W, Suite 210
West Jordan, UT 84088



SPECIAL WARRANTY DEED

Canyon Centre Capital LLC,

GRANTOR(S), of West Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

FSC Development LLC, a Utah limited liability company,

GRANTEE(S), of West Jordan, 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.: 22-25-176-024(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]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any
liability as to the condition of title
and as to the content, validity,
or effects of this document.

Dated this October 31, 2023

Canyon Centre Capital, LLC,
a Utah limited liability company

BY CW Management Corporation,
a Utah corporation
Its Manager

BY: Christopher J. McCandless
Christopher McCandless
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this October 31, 2023, before me, personally appeared Christopher McCandless, 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 Canyon Centre Capital, LLC, a Utah limited liability company.

Kendra Wilde
Notary Public

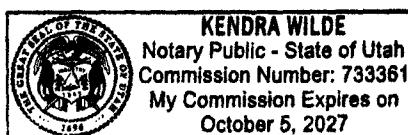


EXHIBIT A
Legal Description

Lot 1, Canyon Centre, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on April 8, 2015 as Entry No. 12026637 in Book 2015P at Page 83.