

WHEN RECORDED, MAIL TAX NOTICE TO:
N Brockbank Investments, LLC
2265 East Murray Holladay Rd
Holladay, UT 84117
File no. 2147235

Space above this line for County Recorder's use
County Tax Parcel No.: 22-04-207-006, 22-04-207-007, 22-04-207-067

SPECIAL WARRANTY DEED

Wasatch Young, LLC, a Utah limited liability company, of Salt Lake County, State of Utah, ("Grantor"), hereby conveys and warrants only against all who claim by, through or under Grantor to N Brockbank Investments LLC, a Utah limited liability company as to an undivided 46.172%, Nate Brockbank 4233, LLC, a Utah limited liability company, a wholly-owned subsidiary of Black Hawk Duck and Goose Club, L.L.C., a Utah , as to an undivided 18.621% interest, and Nathan Brockbank, Investment Trustee and Emily Brockbank, Investment Trustee of The Brockbank 2021 Irrevocable Trust, dated June 2, 2021 as to an undivided 35.207%, ("Grantee"), of Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

See Exhibit "A"
attached hereto and made a part hereof.

SUBJECT TO (i) City and/or County property taxes and assessments, not now delinquent; and (ii) all reservations, restrictions, encumbrances, easements, rights-of-way and possessory estates held by third parties (including leaseholds, licenses and adverse occupancies) which appear of record.

Effective this 2 day of November, 2023.

Wasatch Young, LLC, a Utah limited liability company

By: B. Bakhshandehpour
Behrouz Bakhshandehpour

Its: manager

By: Nasrin Mohammadi
Nasrin Mohammadi

Its: manager

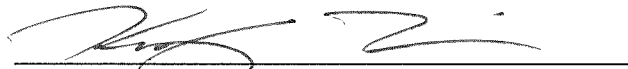
ACKNOWLEDGEMENTS

STATE OF Utah)

: ss.

COUNTY OF Salt Lake)

On the 2 day of November 2023, before me personally appeared Behrouz Bakhshandehpour to me personally known, who being, by me duly sworn did say that he is the manager of Wasatch Young, LLC, a Utah limited liability company the company that executed the within Instrument. known to me to be the person who executed the within Instrument on behalf of said company therein named and acknowledged to me that such company executed the within Instrument.

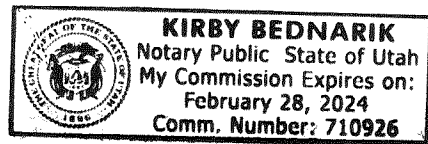


NOTARY PUBLIC

Residing at: SLC, UT

My Commission Expires:

2/28/24

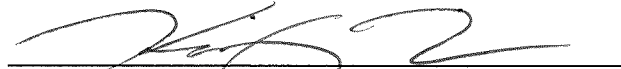


STATE OF Utah)

: ss.

COUNTY OF Salt Lake)

On the 2 day of November 2023, before me personally appeared Nasrin Mohammadi to me personally known, who being, by me duly sworn did say that he is the manager of Wasatch Young, LLC, a Utah limited liability company the company that executed the within Instrument. known to me to be the person who executed the within Instrument on behalf of said company therein named and acknowledged to me that such company executed the within Instrument.

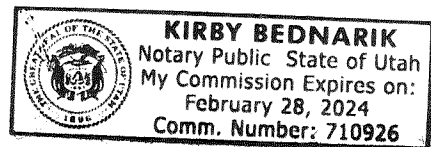


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**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

The Property is situated in the County of Salt Lake, State of Utah and described as follows:

The following described tracts of land in Salt Lake County, State of Utah:

Parcel 1: (22-04-207-006)

Beginning 62.6 rods West and North 7°34' West 397 feet from the Southeast corner of Lot 2, Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 7°34' West 45 feet to a point which is South 7°34' East 226.13 feet from the corner of intersection of Highland Drive and Casper Cut-Off; thence North 88°13' East 164.6 feet; thence South 10°51' East 42.5 feet; thence South 87°20' West 169.2 feet, more or less, to the point of beginning.

Parcel 2: (22-04-207-007)

Beginning at a point 62.6 (record 62.2) rods West and North 7°34' West 352 feet from the Southeast corner of Lot 2, Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 7°34' West 45 feet to a point South 7°34' East 271.13 feet from the corner of intersection of Highland Drive and Casper Cut-Off; thence North 86°26' East 169.2 feet; thence South 10°51' East 42.5 feet; thence South 87°20' West 173.8 feet, more or less, to the point of beginning.

Less and Excepting therefrom Parcel 1 and Parcel 2:

A parcel of land in fee for the widening and reconstruction of Highland Drive, a Salt Lake County Project, being part of an entire tract of property, situate in the Northwest Quarter Northeast Quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at the Southwest corner of said entire tract, said point being 108.557 meters (356.15 feet) South 07°34'00" East along the monument line and 10.148 meters (33.29 feet) East from a Salt Lake County monument at the center of the intersection of said Highland Drive and Holladay Boulevard (by deed, said point being 1,032.90 feet West and 352.00 feet North 07°34'00" West from the Southeast corner of Lot 2 of said Section 4); and running thence North 07°34'00" West 27.432 meters (90.00 feet) to the Northwest corner of said entire tract; thence North 88°13'00" East 1.197 meters (3.93 feet) to a point 11.250 meters (36.91 feet) perpendicularly distant Easterly from the centerline of said project; thence South 07°34'00" East 27.414 meters (89.94 feet) along a line parallel to said centerline to the South line of said entire tract; thence South 87°20'00" West 1.195 meters (3.92 feet) to the point of beginning.

Parcel 3: (22-04-207-067)

A parcel of land situated in the Northeast Quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Commencing at a street monument at the intersection of Highland Drive and Holladay Boulevard; thence South $80^{\circ}45'42''$ East 34.46 feet along the centerline of said Holladay Boulevard; thence South $07^{\circ}34'00''$ East 34.46 feet to the Southeasterly corner of said intersection; thence South $07^{\circ}34'00''$ East 226.13 feet along the Easterly right-of-way line of Highland Drive; thence North $88^{\circ}13'00''$ East 163.36 feet; thence South $12^{\circ}45'00''$ East 20.07 feet to the point of beginning; said commencing point also being South $89^{\circ}24'04''$ East 67.00 feet; thence South $77^{\circ}14'15''$ West 33.05 feet; thence South $11^{\circ}07'12''$ East 663.35 feet from the North Quarter of said Section 4; thence South $09^{\circ}03'38''$ East 67.81 feet; thence South $87^{\circ}20'00''$ West 11.91 feet; thence North $12^{\circ}45'00''$ West 69.23 feet; thence North $90^{\circ}00'00''$ East 16.5 feet to the point of beginning.

Also less and excepting therefrom that portion of said property along the East line that lies within the bounds of the Jordan and Salt Lake Canal.

Tax ID Nos 22-04-207-006, 22-04-207-007, 22-04-207-067