

14171519 B: 11454 P: 7957 Total Pages: 7  
11/03/2023 04:45 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

When Recorded Return to:

Emily Holt  
Parsons Behle & Latimer  
201 South Main, Suite 1800  
Salt Lake City, Utah 84111

*Please Mail Tax Notice To*  
Grantee at address below:  
650 South 500 West  
Salt Lake City, Utah 84101

*170518-CAB*

Tax ID No.: 15-13-234-020

### SPECIAL WARRANTY DEED

Gabbott's Row, LLC, a Delaware limited liability company, successor by conversion to Gabbott's Row, LLC, a Utah limited liability company, Grantor, does hereby convey and warrant against all claiming by, through or under it to Gabbott's Row, LLC, a Delaware limited liability company, Grantee, for the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the Grantor's right, title and interest in and to the following described real property located in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit "A" attached hereto.

Subject to easements, restrictions, rights of way and other matters of record.

This purpose of this Special Warranty Deed is to provide notice of the State of Delaware Certificate of Conversion from a Non-Delaware Limited Liability Company to a Delaware Limited Liability Company dated October 11, 2023 (the "**Certificate of Conversion**") and the State of Delaware Certificate of Formation of Limited Liability Company dated October 11, 2023 (the "**Certificate of Formation**") whereby Gabbott's Row, LLC converted from a Utah limited liability company to a Delaware limited liability company. The Certificate of Conversion and Certificate of Formation were filed with the Delaware Secretary of State on October 31, 2023, copies of which are attached hereto as Exhibit "B."

[Signature Page Follows]

Gabbott's Row, LLC, a Delaware limited liability company, successor by conversion to Gabbott's Row, LLC, a Utah limited liability company:

By: Gabbott's Row 1448, LLC, a Delaware limited liability company, its Sole Member

By: 1448 South Main, LLC, a Utah limited liability company, its Manager

By: [Signature]  
Name: Stephen Alfandre, Manager

**ACKNOWLEDGMENT**

STATE OF Utah )  
: ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this November 3, 2023, on behalf of Gabbott's Row, LLC, a Delaware limited liability company, by Stephen Alfandre, as manager of 1448 South Main, LLC, a Utah limited liability company, which is the manager of Gabbott's Row 1448, LLC, a Delaware limited liability company, which is the sole member of Gabbott's Row, LLC, a Delaware limited liability company.

[Signature]  
(Signature of Person Taking Acknowledgement)

(Seal)



Notary  
(Title)  
My commission expires: 7-6-2024  
Residing at: Salt Lake County

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as:

All of Lots 12, 13, 14, 15, and 16, Block 3, GABBOTT'S ADDITION, a Subdivision of Lots 6, 7 and 16, Block 11, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records.

Parcel No. 15-13-234-020

**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

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(Certificate of Conversion and Certificate of Formation)

*See Attached*

# Delaware

The First State

Page 1

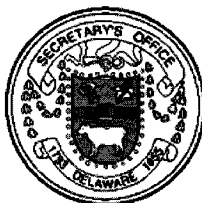
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "GABBOTT'S ROW, LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF CONVERSION, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2023, AT 9:36 O`CLOCK A.M.

CERTIFICATE OF FORMATION, FILED THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2023, AT 9:36 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "GABBOTT'S ROW, LLC".



2560636 8100H  
SR# 20233853683

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JB", written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 204484798  
Date: 10-31-23

STATE OF DELAWARE  
CERTIFICATE OF CONVERSION  
FROM A NON-DELAWARE LIMITED LIABILITY COMPANY TO A  
DELAWARE LIMITED LIABILITY COMPANY  
PURSUANT TO SECTION 18-214 OF  
THE DELAWARE LIMITED LIABILITY COMPANY ACT

1. The jurisdiction where the non-Delaware limited liability company was first formed is Utah and the date the non-Delaware limited liability company first formed is 10/29/2021.
2. The jurisdiction immediately prior to filing this Certificate is Utah.
3. The name of the non-Delaware limited liability company immediately prior to filing this Certificate is Gabbott's Row, LLC.
4. The name of the limited liability company as set forth in the Certificate of Formation is Gabbott's Row, LLC.

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the  
11 day of October, A.D. 2023.

By: DocuSigned by:  
Nathan Birchall  
814D807439E541A8  
Authorized Person

Name: Nathan Birchall  
Print or Type

STATE OF DELAWARE  
CERTIFICATE OF FORMATION  
OF LIMITED LIABILITY COMPANY

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is Gabbott's Row, LLC

2. The Registered Office of the limited liability company in the State of Delaware is located at 1209 Orange Street (street), in the City of Wilmington, Zip Code 19801. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is The Corporation Trust Company

By: DocuSigned by:  
Nathan Birchall  
8140907435E94A6... Authorized Person

Name: Nathan Birchall  
Print or Type