



WHEN RECORDED, MAIL TO:

GrizGrounds, LLC
Attn: Lars Grisley
1485 South 300 West
Salt Lake City, Utah 84115

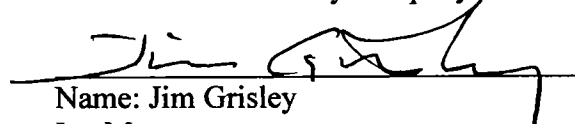
WARRANTY DEED

For Ten Dollars and other good and valuable consideration, JM Grisley Property, LLC, a Utah limited liability company, Grantor, hereby conveys to GrizGrounds, LLC, Grantee, of 1485 South 300 West Salt Lake City, Utah 84115, the real property situated in Utah County, State of Utah, commonly referred to as 1485 South 300 West, Salt Lake City, County of Salt Lake, state of Utah which is more fully described in Exhibit A attached hereto.

Subject to taxes and assessments not yet delinquent and easements, restrictions, rights of way, and reservations of record.

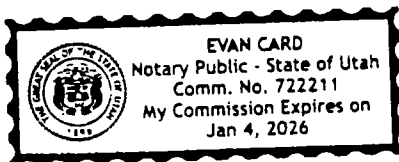
Witness the hand of Grantor this November 7, 2023.

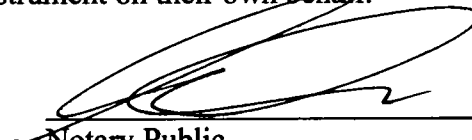
JM Grisley Property, LLC,
a Utah limited liability company


Name: Jim Grisley
Its: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) :ss

On November 7, 2023, before me, a notary public in and for the State of Utah, personally appeared Jim Grisley, the Manager of JM Grisley Property, LLC, duly acknowledged to me that they executed the foregoing instrument on their own behalf.




Notary Public

My commission expires on: Jan 4, 2026

EXHIBIT "A"

PROPERTY

The land and real property referred to in this document is situated in the County of Utah, State of Utah and is described as follows:

Beginning at a point which is 561.88 feet West from the Northeast corner of Lot 6, Block 10, Five Acre Plat A, Big Field Survey, and running thence West 197.12 feet, thence South along the East line of 300 West Street 198.10 feet, thence East 125.00 feet, thence South 89.00 feet, thence East 76.32 feet to a fence line, thence North 0°49' West 287.11 feet along said fence to the point of beginning.

APN: 15-13-213-016