

WHEN RECORDED, MAIL TO:

Property Reserve, Inc.
Attn: Joshua B. Sharp
51 S. Main Street, Suite 301
Salt Lake City, Utah 84111

APN: 08-36-476-056-0000; 08-36-476-017-0000; 08-36-476-045-0000

(space above for recorder's use only)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, **PROPERTY RESERVE, INC.**, a Utah nonprofit corporation, as "**Grantor**," hereby conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **PROPERTY RESERVE, INC.**, a Utah nonprofit corporation, as "**Grantee**," with an address of 51 S. Main St., Suite 301, Salt Lake City, Utah 84111, the real property located in Salt Lake County, Utah, described as follows (the "**Property**"):

See Exhibit A, attached hereto and incorporated herein.

TOGETHER WITH all buildings, structures, fixtures, improvements, rights of way, easements, tenements and hereditaments on or appurtenances to the Property.

SUBJECT TO taxes and assessments for the current calendar year and all covenants, conditions, restrictions, rights, rights-of-way, easements, encumbrances, and other interests or matters of record or that would be disclosed by an accurate survey of the Property.

The intent of the foregoing conveyance is to effectuate a consolidation of the five (5) individual parcels comprising the Property described on Exhibit A, into one (1) parcel. Accordingly, upon recordation of this Deed, the new, consolidated legal description of the one (1) parcel comprising the Property shall be as set forth on Exhibit B, attached hereto and incorporated herein by reference.

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 29th day of March 2024.

GRANTOR:

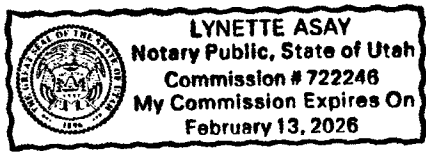
PROPERTY RESERVE, INC.,
a Utah nonprofit corporation

JS

By: *Ashley Powell*
Name: ASHLEY POWELL
Its: PRESIDENT

STATE OF Utah)
COUNTY OF Salt Lake) ss:

On this 29th day of March 2024, before me personally appeared Ashley Powell, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the President of PROPERTY RESERVE, INC., a Utah nonprofit corporation, who executed the within instrument on behalf of said corporation for its stated purpose.



Lynette Asay
Notary Public

Exhibit A

[Legal Description of Property]

The real property in the County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

COMMENCING 115 FEET EAST FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 95, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 50 FEET, SOUTH 165 FEET, WEST 10 FEET, SOUTH 35 FEET; THENCE WEST 90 FEET, NORTH 35 FEET, EAST 50 FEET, NORTH 165 FEET TO POINT OF BEGINNING.

PARCEL 2:

A RIGHT OF WAY APPURTENANT TO PARCEL 1 AS DISCLOSED BY GENERAL WARRANTY DEED RECORDED MAY 22, 2001 AS ENTRY NO. 7902004 IN BOOK 8459 AT PAGE 6885 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 35 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 95, PLAT "A" AND RUNNING THENCE SOUTH 10 FEET; THENCE WEST 330 FEET; THENCE NORTH 10 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE RIGHT TITLE OR INTEREST OF GRANTORS IN AND TO AN EASEMENT APPROXIMATELY 4.75 FEET IN WIDTH AND EXTENDING SOUTH FROM 200 NORTH STREET 165 FEET ALONG THE WEST SIDE OF THE PARCEL 1 AS DISCLOSED BY GENERAL WARRANTY DEED RECORDED MAY 22, 2001 AS ENTRY NO. 7902004 IN BOOK 8459 AT PAGE 6885 OF OFFICIAL RECORDS.

PARCEL 4:

BEGINNING 228.62 FEET WEST AND 200 FEET SOUTH FROM NORTHEAST CORNER OF LOT 6 BLOCK 95, PLAT A SALT LAKE CITY SURVEY; SOUTH 90 FEET; WEST 26.38 FEET; SOUTH 40 FEET; WEST 6 FEET; NORTH 130 FEET; EAST 32.38 FEET TO BEGINNING.

PARCEL 5:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 200 NORTH STREET AND THE WEST RIGHT-OF-WAY LINE OF WEST TEMPLE STREET SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 95, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°01'07" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 259.91 FEET; THENCE SOUTH 89°59'05" WEST 127.25 FEET TO AN EXISTING FENCE LING; THENCE SOUTH 00°44'27" EAST ALONG SAID FENCE 7.16 FEET; THENCE SOUTH 43°38'01" WEST 10.83 FEET; THENCE SOUTH 89°59'05" WEST 30.44 FEET; THENCE SOUTH 00°01'07" EAST 55.25 FEET TO THE SOUTH LINE OF LOT 7 OF SAID SALT LAKE CITY SURVEY; THENCE SOUTH 89°59'05" WEST ALONG SAID SOUTH LINE OF SAID LOT 7, 96.09 FEET;

THENCE NORTH 00°01'07" WEST 130.08 FEET; THENCE SOUTH 89°59'05" WEST 4.00 FEE;
THENCE NORTH 00°01'07" WEST 35.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE
NORTH 00°01'07" WEST 165.08 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF 200 NORTH
STREET; THENCE NORTH 89°59'05" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 200
NORTH STREET 261.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

COMMENCING 115 FEET EAST FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 95, PLAT
"A", SALT LAKE CITY SURVEY; THENCE EAST 50 FEET, SOUTH 165 FEET, WEST 10 FEET,
SOUTH 35 FEET; THENCE WEST 90 FEET, NORTH 35 FEET, EAST 50 FEET, NORTH 165 FEET
TO POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

BEGINNING 228.62 FEET WEST AND 200 FEET SOUTH FROM NORTHEAST CORNER OF LOT 6
BLOCK 95, PLAT A SALT LAKE CITY SURVEY; SOUTH 90 FEET; WEST 26.38 FEET; SOUTH 40
FEET; WEST 6 FEET; NORTH 130 FEET; EAST 32.38 FEET TO BEGINNING.

Exhibit B

[Consolidated Legal Description of the Property]

The real property in the County of Salt Lake, State of Utah, described as follows:

Beginning at the Northeast Corner Lot 6, Block 95, Plat A, Salt Lake City Survey, said point also being a point on the west line of West Temple Street, said point also being South 89°59'22" West 63.94 feet along the center line of 200 North Street and South 00°01'07" East 67.72 feet from a Street Monument at the Intersection of said West Temple Street & of said 200 North Street and running:

thence South 00°01'07" East 259.91 feet along said west line;
thence South 89°59'05" West 127.25 feet;
thence South 00°44'27" East 7.16 feet;
thence South 43°38'01" West 10.83 feet;
thence South 89°59'05" West 30.44 feet;
thence South 00°01'07" East 55.25 feet;
thence South 89°59'05" West 96.08 feet;
thence North 00°01'07" West 130.06 feet;
thence South 89°59'05" West 4.00 feet;
thence North 00°01'07" West 35.02 feet;
thence North 89°59'05" East 4.00 feet;
thence North 00°01'07" West 165.08 feet to a point on the south line of said 200 North Street;
thence North 89°59'10" East 261.16 feet along said south line to the point of beginning.

Contains 75,308 square feet or 1.729 acres.