When Recorded Return to: 5 Independence, LLC 14034 S. 145 E., Suite 204 Draper, UT 84020

14229090 B: 11485 P: 2226 Total Pages: 2 04/17/2024 01:25 PM By: EMehanovic Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: 5 INDEPENDENCE, LLC 14034 S 145 E STE 2040RAPER, UT 84020 

## SPECIAL WARRANTY DEED

4 INDEPENDENCE, LLC, a Utah limited liability company, GRANTOR, of Salt Lake County, State of Utah, hereby conveys and warrants against all who claim by, through, or under the Grantor, but not otherwise, to 5 INDEPENDENCE, LLC, a Utah limited liability company, 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, State of Utah, to wit:

## **SEE EXHIBIT A**

All of Parcel Numbers: 3 A portion of Parcel Number:	33-14-303-005-0000 & 33-14-303-006-0000 33-14-301-005-0000
WITNESS the hand of said GRANTOR this Way of April, 2024.	
	4 INDEPENDENCE, LLC a Utah limited liability company
	Nathan Shipp
	Ву:
STATE OF UTAH ) ) ss.  COUNTY OF SALL (AMC)	Its: Manager
I, KULLYN MICKELSEN  certify that on the 10th day of April  NAMAN Shipp , whose	, a Notary Public for the State of Utah, do hereby, 2024, personally appeared before me e identity is personally known to me (or proven on
_	tory evidence), who by me duly sworn/affirmed, did
say that he/she is an authorized agent of 4 Indo by him/her in behalf of said company and exe	ependence, LLC and that said document was signed cuted with all necessary authority.
Witness my hand and official seal.	O la las Miaso

KATELYN MICKELSEN NOTARY PUBLIC - STATE OF UTAH COMMISSION# 723973 COMM. EXP. 04-06-2026 Notary Signature: Wattly Mukelsen
My Commission Expires: 04.00.2020

## EXHIBIT A LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 14 and the Southeast Quarter of Section 15, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, also being all of Parcels 3314303005 & 3314303006 and a portion of Parcel 3314301005, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 1545.45 feet and South 3993.20 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence S82°00'59"W 56.40 feet; thence N85°59'01"W 945.64 feet; thence N88°31'45"W 4.15 feet; thence N01°28'15"E 22.90 feet; thence along the arc of a curve to the left 42.59 feet with a radius of 225.00 feet through a central angle of 10°50'42", chord: N03°57'05"W 42.52 feet; thence along the arc of a curve to the right 2.49 feet with a radius of 141.50 feet through a central angle of 01°00'24", chord: N08°52'14"W 2.49 feet; thence N01°28'10"E 48.35 feet; thence along the arc of a non-tangent curve to the right 121.01 feet with a radius of 141.50 feet through a central angle of 48°59'53", chord: N35°48'18"E 117.35 feet; thence S85°59'01"E 176.61 feet; thence along the arc of a non-tangent curve to the left 41.90 feet with a radius of 225.00 feet through a central angle of 10°40'10", chord: S80°38'50"E 41.84 feet; thence S85°58'55"E 289.69 feet; thence along the arc of a curve to the left 46.70 feet with a radius of 210.00 feet through a central angle of 12°44'32", chord: N87°38'49"E 46.61 feet; thence N81°16'33"E 89.97 feet; thence along the arc of a curve to the right 44.97 feet with a radius of 160.50 feet through a central angle of 16°03'13", chord: N89°18'10"E 44.82 feet; thence S82°40'14"E 156.95 feet; thence along the arc of a curve to the left 28.06 feet with a radius of 105.00 feet through a central angle of 15°18'37", chord: N89°40'28"E 27.97 feet; thence N82°01'10"E 34.72 feet; thence S07°43'17"E 233.50 feet to the point of beginning.

Contains: ±4.97 acres.

All of Parcel Numbers: 33-14-303-005-0000 & 33-14-303-006-0000

A portion of Parcel Number: 33-14-301-005-0000

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