

Mail Recorded Deed & Tax Notice To:
JFGHB Member, LLC, and
Gardner JFGHB Holdings, L.C.
1216 West Legacy Crossing Blvd. Suite 300
Centerville, UT 84014

14236244 B: 11489 P: 1688 Total Pages: 4
05/03/2024 03:52 PM By: asteffensen 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



File No.: 167298-MCM

SPECIAL WARRANTY DEED

HB Real Properties, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JFGHB Member, LLC, a Utah limited liability company and Gardner JFGHB Holdings, L.C., a Utah limited liability company,

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-06-253-017, 16-06-253-018 and 16-06-253-019 (for reference purposes only)

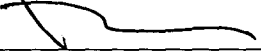
SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of April, 2024.

HB Real Properties, LLC, a Utah limited liability
company

BY: HB Intermountain Holdings, LLC
ITS: Manager

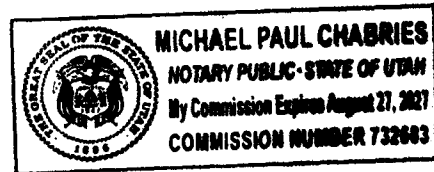
BY: 
NAME: David Colling
ITS: Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of April, 2024, before me, personally appeared David Colling, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of HB Intermountain Holdings, LLC, Manager of HB Real Properties, LLC, a Utah limited liability company.


Notary Public



aug 27, 2027
732683

EXHIBIT A
Legal Description

PARCEL 1:

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

PARCEL 2:

Commencing 5 rods South of the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence South 2.5 rods; thence East 10 rods; thence North 2.5 rods; thence West 10 rods to the place of beginning.

PARCEL 3:

Commencing at the Southwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence North 2.5 rods; thence East 10 rods; thence South 2.5 rods; thence West 10 rods to the place of beginning.