

14246962 B: 11495 P: 338 Total Pages: 4
05/31/2024 01:01 PM By: tpham 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

Mail Recorded Deed & Tax Notice To:
691 Marmalade West, LLC, a California limited liability company
95 South State Street, Suite 2800
Salt Lake City, UT 84111



File No.: 176063-MCB

WARRANTY DEED

DCW-SLC LLC, a Utah limited liability company, who acquired title as DCW-SLC, a Utah limited liability company, as to an undivided 50% interest, and FS Springville, LLC, a Utah limited liability company, as to an undivided 34.6% interest, and ARP Enterprise, LLC, a Utah limited liability company, as to an undivided 15.4% interest,

GRANTOR(S), of Provo, State of Utah, hereby Conveys and Warrants to

691 Marmalade West, LLC, a California limited liability company,

GRANTEE(S), of Salt Lake City, 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.: 08-25-376-027 (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 30th day of May, 2024.

DCW-SLC LLC, a Utah limited liability company

BY: 

Clair Nixon
Member

FS Springville, LLC, a Utah limited liability company

BY: 

Steve Guymon
Manager

ARP Enterprise, LLC, a Utah limited liability company

BY: 

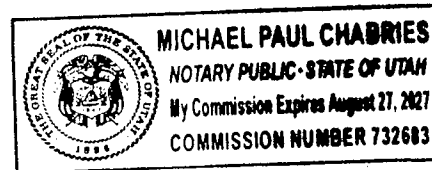
Andrew W. Parcel
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of May, 2024, before me, personally appeared Clair Nixon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of DCW-SLC LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this ^{31st}~~30th~~ day of May, 2024, before me, personally appeared Steve Guymon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of FS Springville, LLC, a Utah limited liability company.

Steve Guymon
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this ^{31st}~~30th~~ day of May, 2024, before me, personally appeared Andrew W. Parcell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of ARP Enterprise, LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public

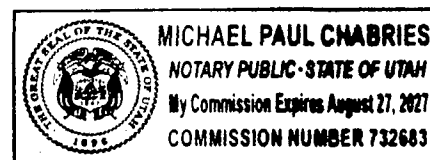


EXHIBIT A
Legal Description

Beginning at the Northeast corner of Lot 7, Block 137, Plat "A", Salt Lake City Survey, and running thence South 65.0 feet; thence West 309.375 feet; thence North 100.0 feet; thence East 309.375 feet; thence South 35.0 feet to the point of Beginning.

ALSO:

Beginning 35 feet North from the Southeast corner of Lot 6, Block 137, Plat "A", Salt Lake City Survey; and running thence West 309.5 feet; thence North 228 feet; thence East 309.5 feet; thence South 228 feet to the point of beginning.