14253087 B: 11498 P: 3875 Total Pages: 2 06/18/2024 08:24 AM By: dsalazar Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: THE MCCULLOUGH GROUP, LLC 405 S MAIN ST STE 800SALT LAKE CTY, UT 841113418

RECORDING REQUESTED BY:

The McCullough Group Attn: L. Stanford McCullough IV 405 S. Main St. Suite 800 Salt Lake City, UT 84111

MAIL TAX NOTICES TO:

E B R Management LLC c/o Benjamin Rogers 825 N 300 W #C160 Salt Lake City, Utah 84103

Parcel # 09-31-412-009-0000

SPECIAL WARRANTY DEED

E B R MANAGEMENT, LLC, a Utah limited liability company, grantor, hereby CONVEYS and WARRANTS to the extent provided below, but not otherwise, for the sum of \$10, and other good and valuable consideration to 4th&D, LLC, a Utah limited liability company, grantee, of Salt Lake City, Salt Lake County, State of Utah, the following described tract of land located in Salt Lake City, Utah, more particularly described as follows:

Beginning at the Northeast corner of Lot 4, Block 46, Plat "D", Salt Lake City Survey and running thence South 2.5 rods; thence West 5 rods; thence North 2.5 rods; thence East 5 rods to the place of beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

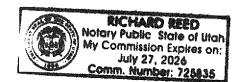
Grantor warrants only against encumbrances and defects in title existing at the time grantor took title to the above-described real property which were insured by any policy of title insurance issued to grantor. Said warranty shall be limited to the extent of coverage available under such policy.

IN WITNESS WHEREO	F, grantor is executing	g this Special W	Varranty Deed on
Tune 11 , 2024.			

E B R MANAGEMENT, LLC, a Utah limited liability company

Benjamin E. Rogers, Manager

STATE OF UTAH)
	: ss.
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me on <u>June</u> 11, 2024 2024, by BENJAMIN E. ROGERS, MANAGER, who proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Lubord Reed Notary Public

4875-3613-9973