

When Recorded, Return and Send Tax Notices to:
XR Quadrant III, LLC
1245 E Brickyard Rd., Ste. 70
Salt Lake City, UT 84106

14267237 B: 11506 P: 3219 Total Pages: 3
07/22/2024 03:48 PM By: *zjorgensen* Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RUDD & HAWKES TITLE INSURANCE AGENCY, LLC
75 W TOWNE RIDGE PKWY STE 150SANDY, UT 840705538

Tax Parcel No. 07-27-100-011

WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants to XR QUADRANT III, LLC, a Utah limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real property situated in Salt Lake County, State of Utah:

[See attached Exhibit "A"]

For reference: Tax Parcel No. 07-27-100-011

TOGETHER WITH all improvements located thereon; all easements, if any, benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other mineral interests in, on, under or above the property.

GRANTOR:

XR QUADRANT DEVELOPMENT, LLC
a Utah limited liability company

By: QUADRANT MANAGEMENT, LLC
Its: Manager

By: The Ritchie Group, L.C.
Its: Manager

By: *Paul Ritchie*
Paul Ritchie, Manager

By: ALLIED SOLUTIONS GROUP, INC.
Its: Manager

By: *Chris Webb*
Chris Webb, Director

(*notary page follows*)

State of Utah)
)
) ss.
County of Salt Lake)

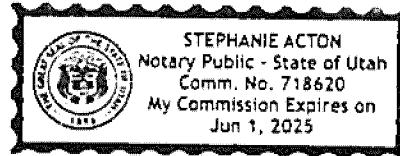
On the 15th day of July, 2024, personally appeared before me Paul Ritchie, Manager of The Ritchie Group, L.C., the Manager of Quadrant Management, LLC, the Manager of XR Quadrant Development, LLC, signer of the above instrument, who duly acknowledged to me that he executed the same.

Stephanie Acton

Notary Public

My Commission expires 6/1/2025

Residing at 1245 E. Bickyard Rd #70
SLC, Utah 84106



State of Utah)
)
) ss.
County of Salt Lake)

On the 15th day of July, 2024, personally appeared before me Chris Webb, the Director of Allied Solutions Group, Inc., the Manager of XR Quadrant Development, LLC, signer of the above instrument, who duly acknowledged to me that he executed the same.

Stephanie Acton

Notary Public

My Commission expires 6/1/2025

Residing at 1245 E. Bickyard Rd. #70
SLC, Utah 84106

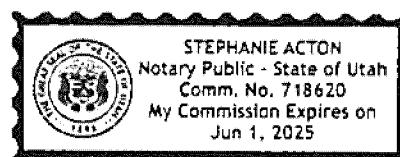


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

PARCEL A, THE QUADRANT - PLAT "A" SUBDIVISION, RECORDED ON SEPTEMBER 27, 2022 IN BOOK OF PLATS 2022P, PAGE 229 AS ENTRY NO. 14022063, IN BOOK 11375, AT PAGE 5065 ACCORDING TO THE SALT LAKE COUNTY RECORDER'S OFFICE.

Parcel 2:

Non-exclusive appurtenant easements set forth in that certain Declaration to Covenants, Conditions, and Restrictions recorded April 5, 2024, as Entry No. 14224757, in Book 11482, at Page 7153 in the office of the County Recorder.

Parcel 3:

Non-exclusive appurtenant easements set forth in that certain Amended and Restated Declaration of Easement, Covenants and Restrictions recorded June 14, 2021, as Entry No. 13690259, in Book 11190, at Page 1486 in the office of the County Recorder.