

WHEN RECORDED MAIL TO:
LHM DEV C, LLC
9350 S. 150 E., Suite 900
Sandy, UT 84070
Attn: Carl Duke
176071-RCF

14270514 B: 11508 P: 1928 Total Pages: 12
07/31/2024 09:24 AM By: vanguyen 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

Parcel ID No.: 08-34-453-011

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

GEORGIA ELAINE CARLSON, TRUSTEE OF THE GEORGIA ELAINE CARLSON REVOCABLE LIVING TRUST DATED AUGUST 23, 2012, AS TO AN UNDIVIDED 25% INTEREST; WELLS FARGO BANK, N.A., AS TRUSTEE OF THE CRYSTAL JOY CRAIG TRUST DATED APRIL 2, 1981, AND AMENDED JULY 27, 2016 (NKA THE CRYSTAL CRAIG UIBEL IRREVOCABLE TRUST), AS TO AN UNDIVIDED 25% INTEREST; WELLS FARGO BANK, N.A., AS TRUSTEE OF THE CAROL SUSAN CRAIG TRUST DATED DECEMBER 2, 1985, AS TO AN UNDIVIDED 4.63% INTEREST; BLAKE WOODRUFF, IN HIS CAPACITY AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF CAROL CRAIG WOODRUFF, DECEASED, PROBATE CASE NO. 243901478, THIRD JUDICIAL DISTRICT COURT, STATE OF UTAH, AS TO AN UNDIVIDED 20.37% INTEREST; BLAKE WOODRUFF, AS TO AN UNDIVIDED 8.33% INTEREST; COLIN EDWIN CARLSON, AS TO AN UNDIVIDED 8.33% INTEREST; and NICHOLAS GEORGE CARLSON, AS TO AN UNDIVIDED 8.33% INTEREST (collectively, "Grantor") hereby convey and warrant against all claiming by, through or under it to LHM DEV C, LLC, a Utah limited liability company, of 9350 S. 150 E., Suite 900, Sandy, UT 84070 ("Grantee"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described real property located in Salt Lake County, State of Utah ("Property"), together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto (collectively, the "Appurtenances"):

See attached **Exhibit A**.

Subject only to those matters set forth on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, with the Appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warranty and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

[Signatures and Acknowledgements Follow]

Witness the hand of said Grantor, this 29th day of July, 2024.

GRANTOR:

**THE GEORGIA ELAINE CARLSON REVOCABLE LIVING TRUST DATED
AUGUST 23, 2012**

By: Georgia Elaine Carlson

Printed Name: Georgia Elaine Carlson

Its: Trustee

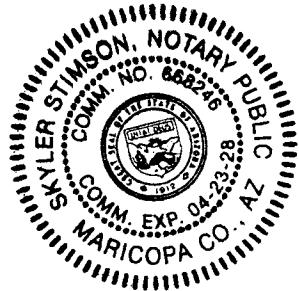
STATE OF Arizona)
: ss.
COUNTY OF Maricopa)

On this 29th day of July, in the year 2024, before me, Skyler Stimson a notary public, personally appeared Georgia Elaine Carlson, Trustee of The Georgia Elaine Carlson Revocable Living Trust dated August 23, 2012, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged she/he executed the same.

Witness my hand and official seal.



NOTARY PUBLIC
Residing at: Maricopa



[Signatures and Acknowledgements Continue on Next Page]

THE CAROL SUSAN CRAIG TRUST DATED DECEMBER 2, 1985

By: WELLS FARGO BANK, N.A., AS TRUSTEE

By: Yed S. Jr.

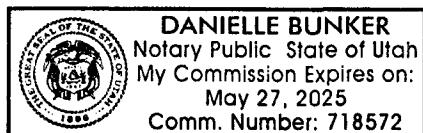
Printed Name: Todd Fuller

Its: Vice President

STATE OF Utah)
COUNTY OF Salt Lake)

On this 25 day of July, in the year 2024, before me, Danielle Bunker a notary public, personally appeared Todd Fuller, Vice President of Wells Fargo Bank, N.A., the Trustee of The Carol Susan Craig Trust dated December 2, 1985, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged she/he executed the same.

Witness my hand and official seal.



NOTARY PUBLIC
Residing at: Midvale, UT

[Signatures and Acknowledgements Continue on Next Page]



BLAKE WOODRUFF, an individual

STATE OF California)
COUNTY OF Ventura) : ss.
)

On this 27th day of July, in the year 2024, before me, Ryan Lopez a notary public, personally appeared Blake Woodruff, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he/she executed the same.

Witness my hand and official seal.

See Attached Certificate

NOTARY PUBLIC
Residing at: 2828 Cochran St

[Signatures and Acknowledgements Continue on Next Page]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

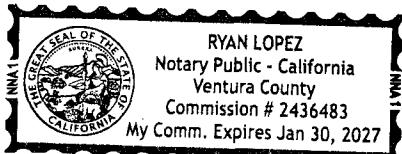
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)
On 7.27.2024 before me, Ryan Lopez, Notary Public
Date _____ Here Insert Name and Title of the Officer
personally appeared Blake Woodruff Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature:

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Wetting agent Document Date: 7.27.24

Number of Pages: 11A Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing:

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing:

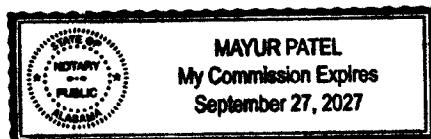
Colin Edwin Carlson

COLIN EDWIN CARLSON, an individual

STATE OF Alabama)
COUNTY OF Lauderdale)
: ss.

On this 26th day of July, in the year 2024, before me, Mayur Patel a notary public, personally appeared Colin Edwin Carlson, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he/she executed the same.

Witness my hand and official seal.



Mayur Patel
NOTARY PUBLIC
Residing at: 139 Cox Creek Pkwy S.
Florence, AL 35630

[Signatures and Acknowledgements Continue on Next Page]

Nicholas George Carlson

NICHOLAS GEORGE CARLSON, an individual

STATE OF Arizona)
COUNTY OF Maricopa) : ss.

On this 29th day of July, in the year 2024, before me, Skyler Stimson a notary public, personally appeared Nicholas George Carlson, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged he/she executed the same.

Witness my hand and official seal.


NOTARY PUBLIC
Residing at: Maricopa

[Signatures and Acknowledgements Continue on Next Page]



BLAKE WOODRUFF, in his capacity as the Personal Representative of the Estate of Carol Craig Woodruff, deceased, Probate Case No. 243901478, Third Judicial District Court, State of Utah

STATE OF California)
COUNTY OF Venice) : ss.

On this 27th day of July, in the year 2024, before me, Ryan Loper a notary public, personally appeared Blake Woodruff, Personal representative of the Estate of Carol Craig Woodruff, deceased, Probate Case No. 243901478, Third Judicial District Court, State of Utah, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this instrument, and acknowledged she/he executed the same.

Witness my hand and official seal.

See Attached Certificate

NOTARY PUBLIC
Residing at: 2828 Cochran St

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

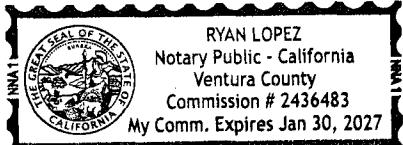
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)
On 7-27-, 2024 before me, Ryan Lopez, Notary Public
Date Blake Wooduff Here Insert Name and Title of the Officer
personally appeared Blake Wooduff Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Willing Deed Document Date: 7-27-24
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point 33.5 feet North of the South quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 476.5 feet; thence East 150 feet; thence North 150 feet; thence East 249.25 feet; thence South 250 feet; thence East 100 feet; thence South 376.5 feet; thence West 499.25 feet to the point of beginning.

LESS AND EXCEPTING therefrom a parcel of land as conveyed by that certain Special Warranty Deed, recorded June 14, 2002, as Entry No. 8265327, in Book 8609 at Page 4687, being more particularly described as follows:

Beginning at a point on the East Right of Way line of Redwood Road, said point being North 00°04'28" East 33.50 feet and North 89°56'26" East 18.21 feet and North 1°08'10" West 476.58 feet (476.60 feet measured) from the South Quarter Corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 1°08'10" West along the East Right of Way line of Redwood Road 150.03 feet, more or less, to the South Right of Way line of North Temple Street; thence North 89°56'26" East along said South Right of Way line of North Temple Street 180.42 feet; thence South 0°03'08" East 150.00 feet; thence South 89°56'26" West 177.58 feet to the point of beginning.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Taxes for the year 2024.
2. Charges and assessments levied by the Salt Lake City School District, Central Utah Water Conservancy District, Salt Lake City Mosquito Abatement District, Salt Lake Metropolitan Water District, North Temple Urban Renewal Project, and Salt Lake City.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Easement To Use Distribution System recorded September 26, 1988 as Entry No. 4680089 in Book 6067 at Page 404. Warranty Deed recorded September 26, 1988 as Entry No. 4680090 in Book 6067 at Page 405.
6. Notice of Encumbrance and Assessment Area Designation to be known as Salt Lake City, Utah North Temple Boulevard Assessment Area No. LC-109017 and No. M-109018, recorded September 29, 2010 as Entry No. 11041553 in Book 9863 at Page 3250.
7. Right of Way Easement recorded February 14, 1963, as Entry No. 1899779, in Book 2017, at Page 300.
8. Reciprocal Rights of Way and Cross Access Easements Agreement recorded March 31, 2021 as Entry No. 13616481 in Book 11147 at Page 6255.
9. Avigation Easement recorded August 25, 2023 as Entry No. 14145483, in Book 11440, at Page 9146.
10. The rights of Star of India Restaurant, as a tenant in the Property, and rights of all parties claiming by, through or under said tenant.
11. The matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by CIR dated July 16, 2024 as Job No. S23-235.