

Mail Recorded Deed & Tax Notice To:  
Pizza Makers Holdings LLC  
6900 West 3500 South  
West Valley City, UT 84128

14274433 B: 11510 P: 3703 Total Pages: 3  
08/09/2024 09:02 AM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 180400-CAB

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## WARRANTY DEED

TKW Investments, LLC, a Utah limited liability company,

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

Pizza Makers Holdings LLC, a Delaware limited liability company

**GRANTEE(S)**, of West Valley 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**

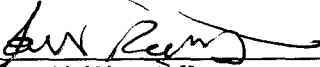
**TAX ID NO.:** 14-27-376-002 (for reference purposes only)

**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 July, 2024.

TKW Investments, LLC, a Utah limited liability company


BY:   
Steven N. Wagstaff  
Manager

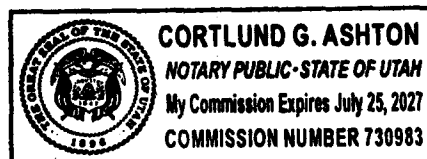
BY:   
Terri K. Wagstaff  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of July, 2024, before me, personally appeared Steven N. Wagstaff, 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 TKW Investments, LLC, a Utah limited liability company.

  
Notary Public

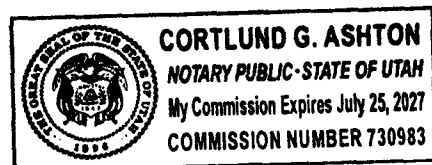


STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of July, 2024, before me, personally appeared Terri K. Wagstaff, 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 TKW Investments, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning South 89°52'00" East 1392.1 feet from the Southwest corner of Section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°52'00" East 200 feet; thence North 241 feet, more or less; thence North 75°41'00" West along South property line to a point due North of point of beginning; thence South 291 feet, more or less to beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 3500 South Street.