

14293078 B: 11520 P: 9010 Total Pages: 3  
09/26/2024 03:59 PM By: Jattermann 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:  
JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company  
1216 West Legacy Crossing Blvd. Suite 300  
Centerville, UT 84014



File No.: 167375-MCF

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## WARRANTY DEED

Zara and Taj Investments, LLC,

**GRANTOR(S)**, of North Salt Lake, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Centerville, 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**

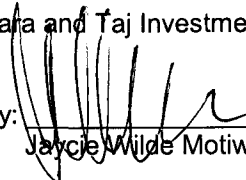
**TAX ID NO.:** 08-35-456-045 (for reference purposes only)

**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 26th day of September, 2024.

Zara and Taj Investments, LLC

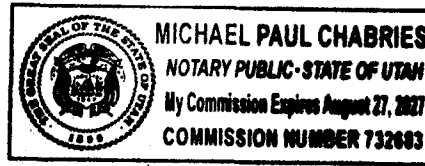
By:   
Jaycie Wilde Motiwala, Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of September, 2024, before me, personally appeared Jaycie Wilde Motiwala, 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 Zara and Taj Investments, LLC.

  
Notary Public



*Aug 27, 2027*  
*732683*

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

Beginning at the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey and running thence South 105.5 feet; thence West 66 feet; thence North 105.5 feet; thence East 66 feet to the place of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 8, Block 57, Plat "C", Salt Lake City Survey, in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian incident to the construction of the "Salt Lake Airport Commuter Rail", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the intersection of the existing westerly right of way line of 900 West Street and the existing southerly right of way line of North Temple Street, which point is the Northeast corner of said Lot 8; and running thence S.00°00'55"E. (Record South) 9.49 feet along said westerly right of way line; thence West 66.00 feet; thence N.00°00'55"W. (Record North) 9.46 feet along the westerly boundary line of said entire tract; thence N.89°58'38"E. (Record East) 66.00 feet along said existing southerly right of way line to the point of beginning.