

14323831 B: 11538 P: 1843 Total Pages: 4  
12/11/2024 03:03 PM By: vanguyen 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

**WHEN RECORDED, PLEASE RETURN TO:**

Holladay Hills Block A L.L.C.  
c/o Woodbury Corporation  
2733 East Parleys Way, Suite 300  
Salt Lake City, UT 84109

177960-DMF

22.00 · 228.030

(Space Above For Recorder's Use)

**WARRANTY DEED**

KMW DEVELOPMENT L.L.C., a Utah limited liability company, "Grantor", of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants to HOLLADAY HILLS BLOCK A L.L.C., a Utah limited liability company, "Grantee", of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, for the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the Property.

SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.

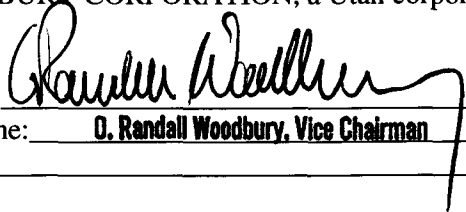
Delivered this 11 day of December 2024.

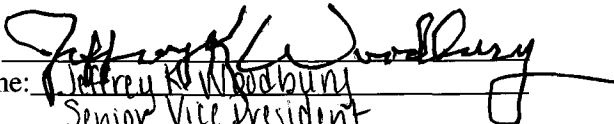
*[Signatures and Acknowledgements Follow]*

**GRANTOR:**

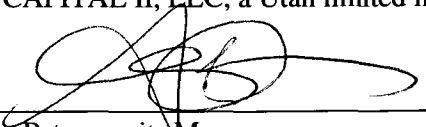
**KMW DEVELOPMENT L.L.C.**, a Utah limited liability company

By: **WOODBURY CORPORATION**, a Utah corporation, Its Manager

By:   
Name: O. Randall Woodbury, Vice Chairman  
Its: \_\_\_\_\_

By:   
Name: Jeffrey K. Woodbury  
Its: Senior Vice President

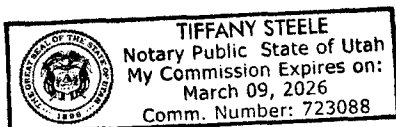
By: **MILLROCK CAPITAL II, LLC**, a Utah limited liability company, Its Manager

By:   
Steven Peterson, its Manager

*[Acknowledgments Appear on Following Page]*

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

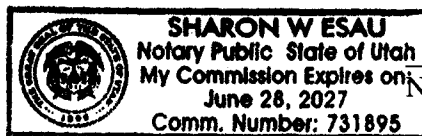
The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August 2024, by Darrell Woodbury as the Vice Chairman of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany Steele  
Notary Public

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

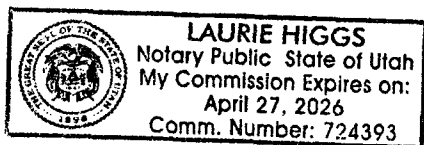
The foregoing instrument was acknowledged before me this 26 day of August 2024, by Jeffrey K. Woodbury as the Sr. Vice President of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Sharon W. Esau  
Notary Public

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August 2024, by Steven Peterson as the Manager of MILLROCK CAPITAL II, LLC a Utah limited liability company, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Laurie Higgs  
Notary Public

*[Handwritten initials]*

## EXHIBIT A

### Legal Description of the Property

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

**PARCEL 1:**

Block A, ROYAL HOLLADAY HILLS SUBDIVISION #2, according to the official plat thereof recorded June 25, 2021 as Entry No. 13700581 in Book 2021P at Page 171 in the office of the Salt Lake County Recorder.

**PARCEL 1A:**

A non-exclusive easement, appurtenant to Parcel 1, for vehicular, non-vehicular, and pedestrian ingress and egress, as set forth and disclosed by that certain Declaration of Easements, Covenants, and Restrictions Regarding Common Areas for Royal Holladay Hills Subdivision, recorded December 3, 2021 as Entry No. 13839649 in Book 11278 at Page 4 in the office of the Salt Lake County Recorder.