

14341443 B: 11547 P: 5455 Total Pages: 3
01/30/2025 02:05 PM By: adavis 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

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

GB North Creek Property, LLC
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

171088-CAM
Tax Parcel No. 08-09-474-000, 08-09-474-007,
08-09-474-029 & 08-09-474-030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of January 30, 2025, is executed by XCEL DEVELOPMENT, LLC, a Utah limited liability company, having an address at 3813 South Highland CT, Bountiful, Utah 84010 (the "**Grantor**"), in favor of GB NORTH CREEK PROPERTY, LLC, a Delaware limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO all matters of record and matters which may be disclosed by an accurate survey of the Property.

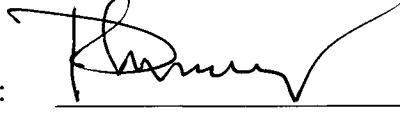
This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

GRANTOR:

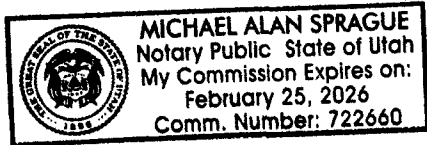
XCEL DEVELOPMENT, LLC, a Utah limited liability company

By: 
David S. Tolman, Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 28th day of January, 2025, personally appeared before me David s. Tolman, the Manager of XCEL DEVELOPMENT, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said entity.





NOTARY PUBLIC
My Commission Expires: 02/25/26
Residing at: Utah

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

A parcel of land being all or part of those three (3) entire tracts described in that 1) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569496 in Book 11119, at Page 9265, 2) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569395 in Book 11119, at Page 8420 and; 3) Special Warranty Deed recorded February 17, 2021 as Entry No. 13569391 in Book 11119, at Page 8412 in the Office of said Recorder. Said parcel of land is located in the Southeast Quarter of Section 9, and the Southwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning on an old existing fence described in that Boundary Line Agreement recorded December 7, 2001 as Entry No. 8085326 in Book 8538, at Page 5539 in the Office of said Recorder and shown on that survey plat filed as S2012-04-0126 in the Office of the Salt Lake County Surveyor, which is 925.43 feet N. 00°35'43" E. along a monument line and 209.28 feet West from the Southeast Corner of said Section 9; thence along said old existing fence described in said Boundary Line Agreement the following two (2) courses: 1) N. 89°26'53" W. 355.63 feet; 2) N. 89°34'49" W. 528.90 feet a found red rebar and cap stamped "LS 4265, R.S. Inc."; thence N. 00°19'00" E. 172.96 feet (R=North 00°03'34" East 172.87 feet) to the southerly line of Rudy Subdivision recorded November 19, 1993 as Entry No. 5661457 in Book 93-11 of Plats, at Page 308 in the Office of said Recorder; thence along said Rudy Subdivision the following three (3) courses: 1) N. 89°59'08" E. (R=S 89°41'45" E) 2.02 feet; 2) N. 00°18'54" E. (R=N 0°01'31" E) 221.29 feet; 3) S. 89°44'10" W. (R=S 89°26'54" W) 232.98 feet and extension thereof; thence N. 00°19'00" E. (R=North 00°03'34" East) 326.17 feet; thence N. 89°26'01" E. (R=North 89°10'37" East) 6.89 feet; thence N. 00°06'21" W. (R=North 00°21'47" West) 457.94 feet; thence N. 88°56'56" E. 45.02 feet; thence N. 00°17'45" E. 47.01 feet; thence N. 88°58'08" E. 657.75 feet; thence S. 89°56'51" E. 201.08 feet; thence S. 00°03'09" W. 33.00 feet; thence S. 89°56'51" E. 267.15 feet to the point of tangency with a 300.00 – foot radius curve to the right, concave southwesterly; thence Southeasterly 146.43 feet along the arc of said curve, through a central angle of 27°58'02" (Chord bears S. 75°57'51" E. 144.98 feet); thence S. 61°58'50" E. 74.03 feet; thence S. 30°32'38" W. 146.03 feet to a point of tangency with a 2,271.85 – foot radius curve to the left, concave southeasterly; thence Southwesterly 341.38 feet along the arc of said curve, through a central angle of 08°36'34" (Chord S. 26°14'21" W. 341.06 feet); thence S. 10°24'59" W. 258.08 feet; thence South 455.43 feet to the Point of Beginning.

(Basis of Bearing: N. 00°35'43" E. along the Section line between the Southeast Corner and the Northeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian.)