

14358039 B: 11556 P: 5003 Total Pages: 4
03/14/2025 01:15 PM By: Mwestergard Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: NATIONAL TITLE AGENCY OF UTAH, INC.
6770 S 900 EMIDVALE, UT 840471773

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

KEPPEL, LLC
c/o ROBERT D. KEIJONEN, ESQ.
P.O. BOX 426
GLEN DORA, CA 91740-0426

MAIL TAX STATEMENTS TO:

KEPPEL, LLC
911 E. PIONEER ROAD
DRAPER, UT 84020

APN:08-35-379-001-0000 & 08-35-379-002-0000

SPECIAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
KEPPEL ONE, LLC, a California Limited Liability Company, Grantor, hereby conveys and
warrants all of its undivided interest to:

KEPPEL, LLC, a Utah Limited Liability Company

the real property in the County of Salt Lake, State of Utah, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

Dated: March 11, 2025

GRANTOR:

KEPPEL ONE, LLC, a California Limited
Liability Company

By: Kenneth L. Hatch
KENNETH L. HATCH, Manager

By: Cynthia R. Corbett
CYNTHIA R. CORBETT, Manager

By: Diane Nielson 3/12/25
DIANE NIELSON, Manager

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.

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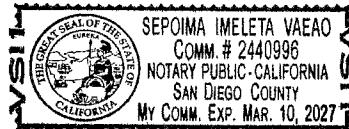
STATE OF California
COUNTY OF San Diego

On March 11, 2025, before me, Seponimalmeleta Vaeao, a Notary Public personally appeared **CYNTHIA R. CORBETT**, 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia



This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

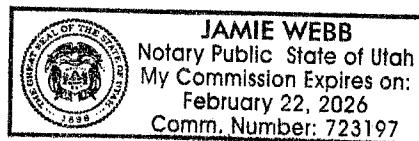
STATE OF Utah
COUNTY OF Davis

On 03 14, 2025, before me, Jamie Webb, a Notary Public personally appeared **KENNETH L. HATCH**, 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jamie Webb



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 ORANGE

On MARCH 12, 2025, before me, JASON WOODIN, a Notary Public personally appeared **DIANE NIELSON**, 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.

JASON WOODIN

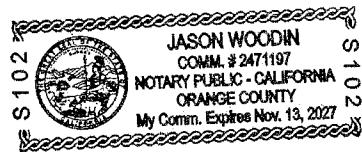


EXHIBIT "A"

UNITS 1 AND 2, FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11719933, IN BOOK 2013P OF PLATS, AT PAGE 179, INCLUDING ALL BENEFICIAL RIGHTS AND INTERESTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE FAIRPARK COMMERCIAL CONDOMINIUMS, RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, AS ENTRY NO. 11719934, IN BOOK 10175, AT PAGE 179, OF OFFICIAL RECORDS (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURTEnant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM, WHICH MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH ARE APPURTEnant TO SAID UNITS, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2016 AND THEREAFTER.

APN:08-35-379-001-0000 & 08-35-379-002-0000