

Mail Recorded Deed & Tax Notice To:
Hill Rise Holdings LLC
Attn: Janet B. Wade, Manager
2159 E. Parleys Terrace
Salt Lake City, UT 84109

182897 - CAB

SPECIAL WARRANTY DEED

Janet B. Wade,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all
claiming by, through, or under the Grantor to:

Hill Rise Holdings LLC, a Nevada limited liability company,

GRANTEE(S), of Salt Lake 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:

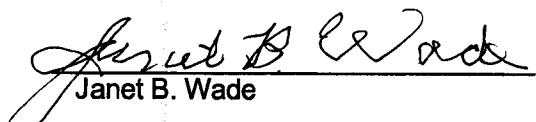
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-22-452-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions,
restrictions, reservations and easements of record; and all applicable zoning laws and
ordinances.

Grantor warrants only against encumbrances and defects in title existing at the time Grantor
took title to the above-described real property which were insured by any policy of title
insurance issued to Grantor. Said warranty shall be limited to the extent of coverage available
under such policy.

Dated this 28th day of February, 2025.


Janet B. Wade

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of February, 2025, before me personally appeared Janet B. Wade, 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.

Stacey Braithwaite

Notary Public



Stacey Braithwaite
Notary Public
State of Utah
My Commission Expires Jun. 19, 2027
#730758

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which is West 992.67 feet and South 50.00 feet from the Southwest corner of Lot 20, LAZY BAR NO. 2 SUBDIVISION, (Said lot corner is further described as being 60 rods North and 97.00 feet West of the Southeast corner of the Southwest quarter of the Southeast quarter of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian) and running thence East 642.67 feet; thence South 300.00 feet; thence East 143.254 feet; thence South 346.14 feet; thence West 575.306 feet; thence North 385.546 feet; thence West 406.494 feet, more or less, to the East line of 2300 East Street; thence North 110 feet along said street, more or less, to the Southwest corner of the Marjorie Smith Property; thence East 200.002 feet; thence North 150.00 feet to the point of beginning.

PARCEL 1A:

An easement and right-of-way for purposes of passage and parking of motor vehicles or for installation of landscaping as described in that certain Warranty Deed recorded August 21, 1975 as Entry No. 2735967 in Book 3948 at Page 463, over the following:

Beginning at a point which is West 992.67 feet and South 50 feet from the Southwest corner of Lot No. 20, LAZY BAR NO. 2 SUBDIVISION, Salt Lake County, Utah, and running thence East 642.67 feet; thence North 50 feet; thence West 642.67 feet; thence South 50 feet to the point of beginning.