

14359032 B: 11557 P: 597 Total Pages: 3  
03/17/2025 04:24 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

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

182902-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:

Delmonico 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:

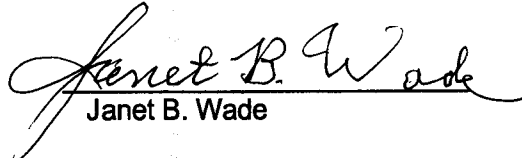
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 22-04-251-004 (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.

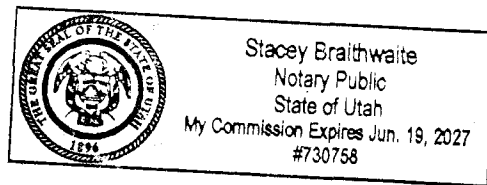
  
Janet B. Wade

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.

  
\_\_\_\_\_  
Notary Public



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

Beginning at a point in the center line of Highland Drive, said point being North 0°04'54" East, along the North and South Section line, 113.85 feet, South 89°26'40" East along a line which is parallel to the East and West quarter Section line 450.58 feet, to the centerline of said Highland Drive, and North 14°04'30" West, along said centerline, 148.1 feet from the center of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°49' West 305.13 feet; thence North 4°22' West 175.2 feet; thence West 75.5 feet; thence North 37°08' West 21.76 feet; thence North 2°03' East 42.76 feet; thence West 91.61 feet; thence South 35°28' West 52.24 feet; thence South 81° West 18.68 feet to an old fence line; thence North 2°02'20" East along said old fence line, 86.76 feet to the projection of a fence line; thence along said projection and existing fence line South 89°31'40" East 269.04 feet and South 89°58'20" East 205.48 feet to the centerline of said Highland Drive; thence South 14°04'30" East, along said centerline, 280.82 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the bounds of Highland Drive.