

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

182900-4AB

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:

Crestwood Cove 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:

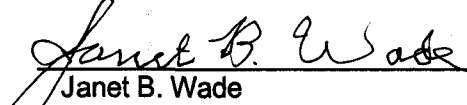
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-09-254-005 (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.

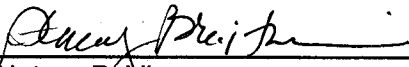
Dated this 28th day of February, 2025.


Janet B. Wade

STATE OF UTAH

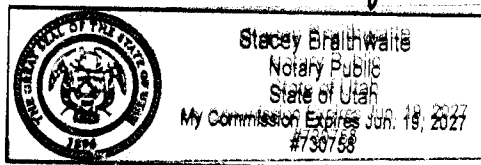
COUNTY OF SALT LAKE

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 she executed the same.



Notary Public

Stacey Braithwaite



6-19-2027

130758

EXHIBIT A
Legal Description

BEGINNING at a point on a fence line North 907.42 feet and East 398.00 feet from the Southwest corner of the Northeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being also on the Easterly boundary of CROWN COLONY SUBDIVISION, and running thence South 2°34'15" West 118.18 feet to the Southeast corner of Lot 95, said CROWN COLONY SUBDIVISION, and on the Northerly boundary of the land conveyed to A. HORMAN AND COMPANY in that certain Warranty Deed recorded September 19, 1975 as Entry No. 2743835 in Book 3974 at Page 73 of the Official Records of the Salt Lake County Recorder (hereinafter the "A. HORMAN AND COMPANY PROPERTY"); thence North 89°27' East 678.94 feet along the Northerly boundary of said A. HORMAN AND COMPANY PROPERTY; thence North 9°50' West 120.28 feet; thence North 89°27' East 95 feet, more or less, to the Westerly line of Highland Circle; thence North 39° West along the West line of said Highland Circle 78.09 feet; thence North 24°37' West along the West line of said Highland Circle 49.44 feet, more or less, to the Southerly line of the land conveyed to J.C. DOUGLAS NATION and MARY ANNE NATION in that certain Warranty Deed recorded July 8, 1956 as Entry No. 1487246 in Book 1317 at Page 180 of the Official Records of the Salt Lake County Recorder (the last mentioned bearing having been erroneously described in some deeds of record as North 24°37' East and/or North 34°37' East); thence along the Southerly line of the said J.C. DOUGLAS NATION and MARY ANNE NATION property the following four (4) courses: South 86°39' West 123.86 feet, South 89°21' West 110.43 feet, North 3° West 6.50 feet, and North 89°05' West 122.26 feet to the Southwest corner of the said J.C. DOUGLAS NATION and MARY ANN NATION property; thence North 5°24' West along the Westerly line of the said J.C. DOUGLAS NATION and MARY ANNE NATION property (and an old fence line) 80.30 feet; thence North 85°58' East 7.30 feet, more or less, to an old fence line (said point being on the Westerly line of the said J.C. DOUGLAS NATION and MARY ANNE NATION property); thence along said fence line North 3°27' West 56.18 feet, more or less, to an angle point in said fence line (said point also being on the Westerly line of "PARCEL 1" described on the Record Of Survey Map Of CHATEAU FORET 2 CONDOMINIUMS, recorded May 6, 1996 as Entry No. 6349218 in Book 96-05P of Plats at Page 151 of the Official Records of the Salt Lake County Recorder); thence along said fence line (and the Westerly line of said "PARCEL 1", CHATEAU FORET 2 CONDOMINIUMS) North 15°44' West 41.08 feet, more or less, to a point on the Southerly line of CHATEAU FORET CONDOMINIUMS as described on the Record of Survey Map recorded September 9, 1995 as Entry No. 6179878 in Book 95-09P of Plats at Page 248 of the Official Records of the Salt Lake County Recorder; thence along the Southerly line of said CHATEAU FORET CONDOMINIUMS (and along a line of a fence) South 80°00' West 292.31 feet, more or less, to the Easterly boundary of "TRACT NO. 3" conveyed to ERNESTINA M. MARTIN and ROBERT T. MARTIN in that certain Special Warranty Deed recorded February 16, 1972 as Entry No. 2437671 in Book 3042 at Page 707 of the Official Records of the Salt Lake County Recorder (hereinafter the "ERNESTINA M. MARTIN PROPERTY") [the last mentioned bearing having been erroneously described in some deeds of record as: South 88°00' West]; thence South 3°00' West along said ERNESTINA M. MARTIN PROPERTY, 20.20 feet; thence South 2°34'15" West 218.32 feet, more or less, to the point of BEGINNING.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described land:

Beginning at a fence corner at a point due North 813.70 feet and due East 1081.03 feet from the Southwest corner of the Northeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being due North 987.10 feet and due West 1412.76 feet from a County monument in the center line of Highland Drive, and running thence North 8°30' West 115.36 feet along a fence line; thence North 87°58'33" East 95.49 feet to the West line of Highland Circle; thence South 37°59'20" East along said West line of street 148.83 feet; thence due West 169.78 feet to the place of beginning.