

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

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:

La Parisienne 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:

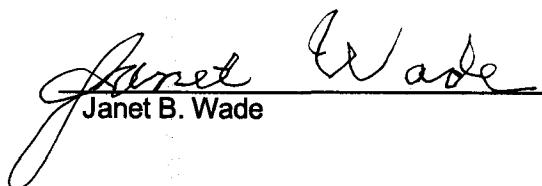
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-05-164-004, 16-05-164-003 and 16-05-164-006 (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 4th day of March, 2025.



Janet B. Wade

STATE OF UTAH COUNTY
OF SALT LAKE

On this 4th day of March, 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

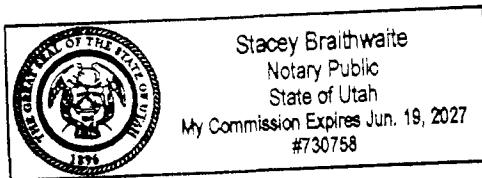


EXHIBIT A
Legal Description

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 44, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 30.5 FEET; THENCE EAST 192 FEET; THENCE SOUTH 70 FEET; THENCE WEST 114 FEET; THENCE SOUTH 1 FOOT; THENCE WEST 78 FEET; THENCE NORTH 40.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING 5 RODS SOUTH AND 11 RODS EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 44, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 5 RODS; THENCE SOUTH 90 1/2 FEET; THENCE WEST 72 FEET; THENCE NORTH 39 1/2 FEET; THENCE WEST 10 1/2 FEET; THENCE NORTH 52 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT 66 FEET WEST AND 93.5 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2, BLOCK 44, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 72 FEET; THENCE NORTH 62.5 FEET; THENCE EAST 72 FEET; THENCE SOUTH 62.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING AT A POINT 56 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH 156 FEET; THENCE WEST 10 FEET; THENCE SOUTH 156 FEET; THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.