

14378871 B: 11568 P: 1177 Total Pages: 3  
05/01/2025 01:02 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

*When recorded mail to (Tax Mailing Address):*

Grantee  
PO Box 1543  
Draper, UT 84020

## **WARRANTY DEED**

NoYesNo, LLC, a Utah Limited Liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

GRE Capital Holdings III, LLC, a Utah limited liability company and Magana NYN, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

See Attached Exhibit "A"

Tax Parcel No.'s 15-29-252-002, 15-29-252-001 and 15-29-202-013

Subject to general property taxes for the current year and thereafter.

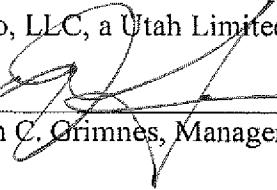
Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*

ACCOMMODATION RECORDING ONLY.  
Meridian Title Company makes no representation as to  
condition of title, priority of lien, no does it assume any  
responsibility for validity, sufficiency or effect of document.

In witness whereof, the Grantor(s) has/have executed this instrument this 18<sup>th</sup> day of May, 2025.

NoYesNo, LLC, a Utah Limited Liability company

By: 

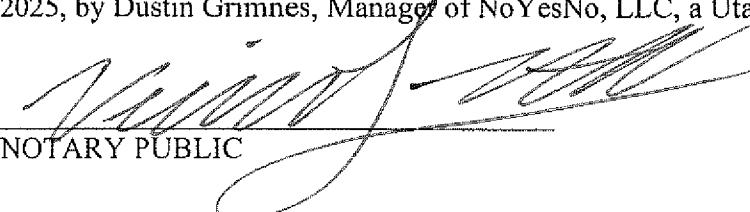
Dustin C. Grimnes, Manager

STATE OF UTAH )

:ss

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2025, by Dustin Grimnes, Manager of NoYesNo, LLC, a Utah Limited Liability company.

  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

BEGINNING AT A POINT NORTH 0°07'30" WEST 856.34 AND SOUTH 89°55'45" EAST 33 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°55'45" WEST 2614.73 FEET AND NORTH 0°07'30" WEST 856.34 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, AND RUNNING THENCE SOUTH 89°55'45" EAST 558.18 FEET; THENCE NORTH 0°07'30" WEST 71.25 FEET; THENCE NORTH 89°58'55" WEST 558.18 FEET; THENCE SOUTH 0°07'30" EAST 71.25 TO THE POINT OF BEGINNING.

**PARCEL 2:**

BEGINNING AT A POINT NORTH 0°07'30" WEST 927.59 FEET AND SOUTH 89°55'45 EAST 33 FEET FROM THE CENTER SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°55'45" WEST 2614.73 FEET AND NORTH 0°07'30" WEST 927.59 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, AND RUNNING THENCE SOUTH 89°58'55" EAST 558.18 FEET; THENCE NORTH 0°07'30" WEST 12.41 FEET; THENCE NORTH 89°58'55" WEST 558.18 FEET; THENCE SOUTH 0°07'30" EAST 12.41 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING NORTH 0°07'30" WEST 856.34 FEET AND SOUTH 89°55'45" EAST 33 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE SOUTH 89°55'45" EAST 7 FEET; THENCE NORTH 0°07'30" WEST 83.66 FEET; THENCE NORTH 89°58'55" WEST 7 FEET; THENCE SOUTH 0°07'30" EAST 83.66 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

BEGINNING AT A POINT WHICH IS NORTH 0°07'30" WEST 1055.86 FEET ALONG THE SECTION LINE AND SOUTH 89°55'45" EAST 40.00 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°58'55" EAST 83.89 FEET; THENCE SOUTH 0°08'50" EAST 35.91 FEET; THENCE NORTH 89°51'10" EAST 30.75 FEET; THENCE SOUTH 0°07'20" EAST 79.17 FEET; THENCE SOUTH 89°58'55" WEST 114.66 FEET; THENCE NORTH 0°07'30" WEST 115.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 3A:**

TOGETHER WITH THE FOLLOWING DESCRIBED SURFACE DRAINAGE EASEMENT:  
BEGINNING AT A POINT WHICH IS NORTH 1023.45 FEET AND EAST 152.41 FEET FROM THE CENTER OF SECTION 29 (HISTORICALLY SECTION 9), TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°58'55" EAST 93.00 FEET; THENCE SOUTH 0°01'05" WEST 10.00 FEET; THENCE NORTH 89°58'55" WEST 68.00 FEET; THENCE SOUTH 0°01'05" WEST 37.00 FEET; THENCE SOUTH 89°58'55" EAST 68.00 FEET; THENCE SOUTH 0°01'05" WEST 10.00 FEET; THENCE NORTH 89°58'55" WEST 92.86 FEET; THENCE NORTH 0°07'20" WEST 57.00 FEET TO THE POINT OF BEGINNING

Serial Number: Parcel 1: 15-29-252-002, Parcel 2: 15-29-252-001, and 15-29-202-013