

When recorded, Mail to and
Send Tax Notices to:

Cottonwood Towns Murray, LLC
45 E. Center Street – Suite 4
North Salt Lake, Utah 84054

14386587 B: 11572 P: 4223 Total Pages: 6
05/19/2025 04:27 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

NCS-File No. 1240089

Tax Parcel No. 22-08-108-022-0000 & 22-08-108-016-0000

Special Warranty Deed

Lotus PG, LLC, a Utah limited liability company as to an undivided 81.3% interest, as to Parcel 1, Lotus SP Partners, LLC, a Utah limited liability company, as to an undivided 3.4% interest, as to Parcel 1, Ellwanger Property Holdings – Evelyns Drive, LLC, a Utah series limited liability company as to an undivided 15.3% interest as to Parcel 1 and Lotus 787 East, LLC, a Utah limited liability company as to Parcel 2, as Grantors hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but none other, to Cottonwood Towns Murray, LLC, a Utah limited liability company, with a mailing address of 45 E. Center Street, Suite 4, North Salt Lake, Utah 84054, as Grantee, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake State of Utah, to wit:

Refer to Exhibit “A” which is attached hereto and by this reference made a part hereof.

{Signatures on following pages}

WITNESS the hand of said Grantor this 15 day of May, 2025.

By: ~~Lotus Premier Properties, LLC,~~
~~Its Manager~~

State of Utah)
)ss.
County of Salt Lake)

LAUREN DREXEL
Notary Public State of Utah
My Commission Expires on:
December 30, 2028
Comm. Number: **740850**

[illegible]

My Commission Expires: 12/30/28

(Ellwanger Property Holdings-Evelyns Drive, LLC, - Special Warranty Deed – signature page)

WITNESS the hand of said Grantor this 15 day of May, 2025.

Ellwanger Property Holdings -Evelyns Drive, LLS,
a Utah series limited liability company

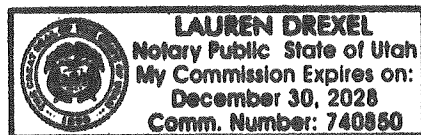
By: _____

Name: Bryan R. Wrigley

Its: Authorized Agent

State of Utah)
)ss.
County of Salt Lake)

On the 15 day of May, 2025, before me, the undersigned Notary Public, personally appeared, Bryan R. Wrigley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



[Signature]

NOTARY PUBLIC

My Commission Expires: 12/30/28

(Lotus 787 East, LLC, - Special Warranty Deed – signature page)

WITNESS the hand of said Grantor this 15 day of May, 2025.

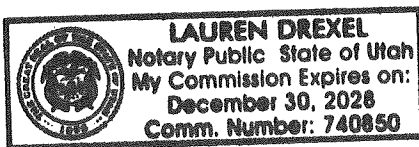
Lotus 787 East, LLC,
a Utah limited liability company


By: Lotus Equities, LLC,
Its: Manager

By: 
Name: Bryan R. Wrigley
Its: Manager

State of Utah)
)ss.
County of Salt Lake)

On the 15 day of May, 2025, before me, the undersigned Notary Public, personally appeared, Bryan R. Wrigley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.





Notary Public
Commission Expires: 12/30/28

EXHIBIT "A"

Parcel 1:

Beginning at a point due South 908.432 feet and due East 1004.986 feet from Northwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North $0^{\circ}50'00''$ East 300.19 feet (in some prior deeds 325.78 feet, more or less) to the Southerly line of Big Cottonwood Creek; thence South $82^{\circ}30'00''$ East 139.50 feet; thence South $49^{\circ}00'00''$ East 66.00 feet; thence South $72^{\circ}12'30''$ East 318.96 feet (in some prior deeds 320.453 feet) to the West right-of-way line of 4800 South Street, said point being on a 426.833 foot radius (in some prior deeds 427.46 foot radius) curve to the right, the radius point of which bears North $66^{\circ}29'44''$ West (in some prior deeds North $66^{\circ}16'13''$ West); thence Southwesterly along the arc of said curve and said right-of-way line 313.543 feet (in some prior deeds 314.04 feet, more or less) to a point on a 340.00 foot radius curve to the right, the radius point of which bears North $33^{\circ}46'52''$ West (in some prior deeds North $33^{\circ}30'19''$ West); thence Southwesterly along the arc of said curve 224.995 feet (in some prior deeds 224.925 feet); thence North $0^{\circ}50'00''$ East 133.80 feet (in some prior deeds 132.725 feet); thence West 69.53 feet to the Point of Beginning.

Parcel 2:

Beginning at a point in the center of a County Road which is 14.54 chains South and South $83^{\circ}20'00''$ East 13.90 chains from the Northwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South $83^{\circ}20'00''$ East 92.48 feet; thence North $0^{\circ}50'00''$ East 468.5 feet, more or less, to the center of creek; thence North $82^{\circ}30'00''$ West down the center of the creek, 98.1 feet; thence South 7.25 chains to the Point of Beginning.

APN: 22-08-108-022-0000 and 22-08-108-016-0000