

When Recorded, Mail To:

Kirton McConkie
Attn: Ryan Wallace
50 E. South Temple Street, Suite 400
Salt Lake City, UT 84111

Tax Parcel Nos: 21-33-451-022 and 21-33-451-004

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED
[Consolidation]

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, located and having a mailing address at 50 E. North Temple, 12th Floor, Salt Lake City, Utah 84150 ("**Grantor**"), hereby conveys and warrants against all claiming by, through, or under Grantor, to itself, **THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, located and having a mailing address at 50 E. North Temple, 12th Floor, Salt Lake City, Utah 84150 ("**Grantee**"), the following described real property situated in Salt Lake County, Utah (the "**Property**"):

See Exhibit A attached hereto and by this reference made a part hereof, for the historic legal description of the Property, and Exhibit B describing the consolidated parcel.

TOGETHER WITH all of Grantor's right, title, and interest in and to easements, rights of way, alleyways, gaps, gores, rights, benefits, interests, and hereditaments appurtenant or adjacent to the Property, and all improvements of any kind located thereon; and

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights, interests and encumbrances of record.

The intent of the foregoing conveyance is to effectuate a merger and consolidation of the individual parcels comprising the Property into a single parcel. Accordingly, following recordation of this Deed, the new, consolidated legal description of the Property shall be as set forth on Exhibit B, attached hereto and incorporated herein by reference.

[Signature Page Follows]

WITNESS the hand of Grantor this 29th day of May, 2025.

GRANTOR:

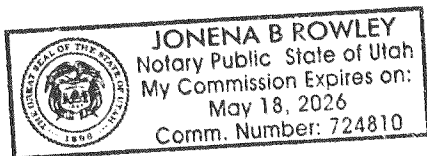
**THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS,**
a Utah corporation sole

✓ By: Joseph D. Lowe
Name: Joseph D. Lowe
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 29th day of May, 2025, personally appeared before me Joseph D. Lowe, personally known to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole; and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



Jonena Rowley
Notary Public for the State of Utah

EXHIBIT A

[Historic Legal Description of the Property]

PARCEL 1: (PARCEL NO. 21-33-451-004)

BEGINNING NORTH 00°06'24" E 762.46 FT & S 89°17'31" E 33 FT FROM THE S 1/4 CORNER OF SEC. 33, T 2S, R 1W, S L M; AND RUNNING THENCE N 00°06'24" E 315.36 FT; THENCE S 89°53'36" E 276.44 FT TO THE CENTER OF BINGHAM CANYON CREEK; THENCE SOUTHWESTERLY ALONG CENTER OF SAID CREEK TO A POINT S 89°17'31" E 230 FT FROM POINT OF BEGINNING; THENCE N 89°17'31" W 230 FT TO BEGINNING.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 5, 1988, AS ENTRY NO. 4571048 IN BOOK 5994 AT PAGE 1278, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 0 DEGREES 06'24" E 762.46 FEET AND S 89 DEGREES 17'31" E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, T.2 S., R. 1 W., S.L.B. & M AND RUNNING THENCE N 0 DEGREES 06'24" E 315.36 FEET; THENCE S 89 DEGREES 53'36" E 7.00 FEET; THENCE S 0 DEGREES 06'24" W 315.43 FEET; THENCE N 89 DEGREES 17'31" W 7.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2A: (PARCEL NO. 21-33-451-022)

BEGINNING AT A POINT ON THE SOUTH LINE OF A COUNTY ROAD SOMETIMES KNOWN AS RAILROAD STREET, SAID POINT BEING NORTH 0°06'24" EAST 1227.82 FEET AND NORTH 69°31' EAST 126.29 FEET FROM THE SOUTH QUARTER CORNER OF SEC 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 61°05' EAST 243.84 FEET; THENCE SOUTH 5°36' WEST 77.60 FEET; THENCE NORTH 89°53'36" WEST 291.46 FEET TO THE EAST LINE OF 2700 WEST STREET; THENCE ALONG THE EAST LINE OF SAID STREET NORTH 0°06'24" EAST 162.74 FEET TO THE SOUTH LINE OF THE AFFOREMENTIONED RAILROAD STREET; THENCE NORTH 69°31' EAST 91.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 3, 2004, AS ENTRY NO. 9136358 IN BOOK 9021 AT PAGE 7231, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 8410 SOUTH STREET AND THE EAST LINE OF 2700 WEST STREET, SAID POINT BEING NORTH 00°06'24" EAST ALONG THE QUARTER SECTION LINE 1227.82 FEET AND NORTH 69°31'00" EAST 35.24 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°31'00" EAST ALONG SAID SOUTHERLY LINE 188.20 FEET; THENCE SOUTH 89°15'29" EAST 121.67 FEET; THENCE NORTH 89°32'20" WEST ALONG THE NORTH EDGE OF A CONCRETE CURB WALL WITH CHAIN LINK FENCE 253.35 FEET TO SAID EAST LINE OF SAID 2700 WEST STREET; THENCE NORTH 00°06'24" EAST ALONG SAID EAST LINE 26.32 FEET TO THE POINT OF BEGINNING.

PARCEL 2B: (PARCEL NO. 21-33-451-022)

BEGINNING AT A POINT ON THE SOUTH LINE OF A COUNTY ROAD SOMETIMES KNOWN AS RAILROAD STREET, SAID POINT BEING NORTH 0°06'24" EAST 1227.82 FEET AND NORTH 69°31' EAST 126.29 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°31' EAST 64.69 FEET ALONG THE SOUTH LINE OF SAID STREET; THENCE SOUTH 74°23'02" EAST 311.47 FEET; THENCE SOUTH 32°33' WEST 23.942 FEET; THENCE SOUTH 74°46' WEST 139.13 FEET; THENCE NORTH 61°05' WEST 243.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 18, 1996, AS ENTRY NO. 6335141 IN BOOK 7379 AT PAGE 1449, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1227.82 FEET NORTH 00°06'24" EAST AND 190.98 FEET NORTH 69°31' EAST AND 53.42 FEET SOUTH 74°23'06" EAST FROM THE SOUTH QUARTER OF SAID SECTION 33; THENCE SOUTH 74°23'02" EAST 262.62 FEET (RECORD 258.05 FEET) ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE CENTERLINE OF BINGHAM CANYON CREEK; THENCE SOUTHWESTERLY 38.87 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT AND SAID CENTERLINE (CHORD BEARS SOUTH 51°16'11" WEST 37.36 FEET); THENCE SOUTH 79°06'24" WEST 23.52 FEET ALONG SAID CENTERLINE TO THE POINT OF TANGENCY WITH A 100 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 83.03 FEET ALONG THE ARC OF SAID CURVE AND CENTERLINE TO A SOUTHERLY CORNER OF SAID ENTIRE TRACT; THENCE NORTH 61°05' WEST 34.03 FEET ALONG A SOUTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 39°15'29" WEST 165.25 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 3, 2004, AS ENTRY NO. 9136358 IN BOOK 9021 AT PAGE 7231, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 8410 SOUTH STREET AND THE EAST LINE OF 2700 WEST STREET, SAID POINT BEING NORTH 00°06'24" EAST ALONG THE QUARTER SECTION LINE 1227.82 FEET AND NORTH 69°31'00" EAST 35.24 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°31'00" EAST ALONG SAID SOUTHERLY LINE 188.20 FEET; THENCE SOUTH 89°15'29" EAST 121.67 FEET; THENCE NORTH 89°32'20" WEST ALONG THE NORTH EDGE OF A CONCRETE CURB WALL WITH CHAIN LINK FENCE 253.35 FEET TO SAID EAST LINE OF SAID 2700 WEST STREET; THENCE NORTH 00°06'24" EAST ALONG SAID EAST LINE 26.32 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

[Consolidated Legal Description of the Property]

That certain real property located in Salt Lake County, Utah, more particularly described as:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2700 WEST STREET AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 5, 1988, AS ENTRY NO. 4571048 IN BOOK 5994 AT PAGE 1278 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°06'24" EAST ALONG THE QUARTER SECTION LINE 762.46 FEET AND SOUTH 89°17'31" EAST 40.00 FEET FROM THE SOUTH QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°06'24" EAST ALONG SAID EAST LINE 315.44 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED BY WARRANTY DEED RECORDED DECEMBER 10, 1990 AS ENTRY NO. 4999393 IN BOOK 6274 AT PAGE 2260 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE CONTINUING ALONG THE SOUTH AND WEST LINE OF SAID PARCEL AND SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) THENCE NORTH 89°53'36" WEST 7.00 FEET, 2) NORTH 0°06'24" EAST 136.41 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE MASTERS SUBDIVISION, AS RECORDED IN BOOK 2009P OF PLATS, AT PAGE 74 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING THREE COURSES: 1) SOUTH 89°32'20" EAST 253.35 FEET, 2) SOUTH 39°15'39" EAST 76.82 FEET, 3) SOUTH 61°05'00" EAST 27.09 FEET TO THE CENTER OF BINGHAM CANYON CREEK, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE SALT LAKE COUNTY PARCEL, AS CONVEYED BY WARRANTY DEED RECORDED AUGUST 25, 1975, AS ENTRY NO. 2736659 IN BOOK 3951 AT PAGE 128, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTHWESTERLY, MORE OR LESS, ALONG SAID CENTER LINE AND SAID WESTERLY COUNTY PROPERTY LINE THE FOLLOWING ELEVEN (2) COURSES: 1) SOUTH 3°15'36" EAST 121.31 FEET, 2) SOUTH 21°03'54" WEST 277.48 FEET TO A POINT ON THE NORTHERLY LINE OF HERB EMMS SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 1984P AT PAGE 054; THENCE NORTH 89°17'31" WEST ALONG SAID NORTH LINE 226.69 FEET TO THE POINT OF BEGINNING.