

14391480 B: 11575 P: 3445 Total Pages: 3
05/30/2025 02:07 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED, RETURN TO:

BV M2, LLC, a Delaware limited liability company
386 West 500 South, Suite 100
Salt Lake City, UT 84101

182881-CAB
Tax Parcel No: 15-04-351-008

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

GRANITE CONSTRUCTION COMPANY, a California corporation ("Grantor"), with an address of 585 W Beach St, Watsonville, CA 95076, Attention: President, for Ten Dollars and other good and valuable consideration hereby conveys and warrants, against all claiming by, through or under it, to BV M2, LLC, a Delaware limited liability company ("Grantee") with an address of 386 West 500 South, Suite 100, Salt Lake City, Utah 84101, the following described property located in Salt Lake County, State of Utah (the "Property"):

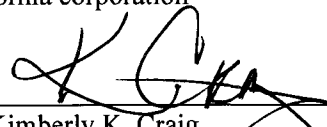
[See Exhibit A attached hereto and incorporated herein by this reference]

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions and other matters of record, or enforceable at law or in equity.

[Signature and Acknowledgement Follow]

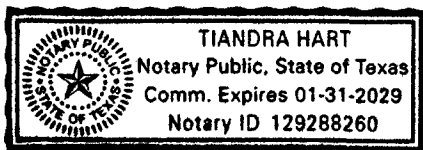
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 29 day of May, 2025.


Granite Construction Company,
a California corporation

By: 
Kimberly K. Craig,
Senior Vice President of Corporate Finance,
Treasurer & Assistant Secretary

STATE OF TEXAS)
 :SS
COUNTY OF Montgomery)

On the 29th day of May, 2025, personally appeared before me Kimberly K. Craig, who being by me duly sworn did say, that she is the Senior Vice President of Corporate Finance, Treasurer & Assistant Secretary of Granite Construction Company, a California corporation.




NOTARY PUBLIC

[Signature and Acknowledgement Page to Special Warranty Deed]

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of Property

A Parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 4, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

BEGINNING at a point on the southerly line of the 500 South Street right-of-way and the westerly right-of-way of Fulton Street which is 34.77 feet South 89°55'34" West along the monument line of 500 South Street and 60.62 feet South 00°04'26" East from the monument found marking the intersection of 500 South & Fulton Street (the Basis of Bearings is South 89°55'34" West 2547.91 feet measured along 500 South between the monuments found at the intersection of Fulton Street and Gladiola Street), said Point of Beginning is also 32.62 feet South 00°17'26" East, more or less, from the Northeast corner of Lot 15, Block 18 in the Buena Vista subdivision recorded December 18, 1888, in Book "B" at Page 6, and running thence South 00°17'41" East 601.67 feet along the westerly boundary line of Fulton Street, which is 35.00 feet perpendicularly distant from the monument line thereof, measured as South 00°17'41" East 1056.05 feet between said monument at 500 South and the Salt Lake City Brass Cap monument found at the intersection with Loxwood Avenue, more or less, to the Northerly boundary line of the Union Pacific Railroad as described in the Grant of Option recorded in Book 8490 at Page 769 as Entry No. 7976967; thence South 71°36'02" West 677.96 feet, more or less, along said railroad and an existing wire fence line to a point on a 4443.96 foot radius curve to the right; thence Westerly 394.91 feet, more or less, along said railroad and the arc of said curve through a central angle of 05°05'29" (chord bears South 73°10'13" West 394.78 feet) to a non-tangent line; thence North 00°04'26" West 947.74 feet, more or less to said southerly right-of-way of 500 South Street; thence along said Street the following two (2) courses, N89°55'34"E 1000.22 feet; thence South 45°00'19" East 26.98 feet to the POINT OF BEGINNING.

4903-4823-8597, v. 4