

14395292 B: 11577 P: 5543 Total Pages: 4
06/09/2025 04:28 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SUTHERLAND TITLE COMPANY
920 E WOODOAK LN, STE 100 SALT LAKE CITY, UT 84117

Mail Tax Notices To and After Recording Return To:

PKEG INVESTMENTS, LLC
10610 South Jordan Gateway, Suite 200
South Jordan, UT 84095

Tax ID No.: 33-10-151-022

WARRANTY DEED

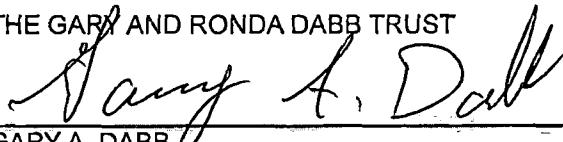
GARY A. DABB and RONDA R. DABB, Trustees of the GARY AND RONDA DABB TRUST, originally dated the 26th day of March 2009 and Amended and Restated in total on the 11th day of February 2013, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to PKEG INVESTMENTS, LLC, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 9th day of June, 2025.

THE GARY AND RONDA DABB TRUST



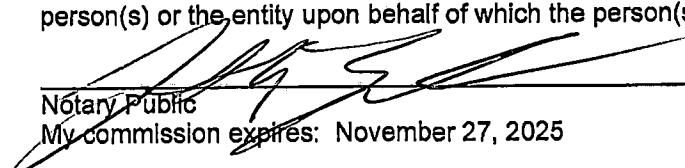
GARY A. DABB
Trustee


RONDA R. DABB

Trustee

State of Utah
County of Salt Lake

On this 9 day of June, 2025, before me, the undersigned Notary Public, personally appeared GARY A. DABB and RONDA R. DABB, Trustees of the GARY AND RONDA DABB TRUST, originally dated the 26th day of March 2009 and Amended and Restated in total on the 11th day of February 2013, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: November 27, 2025

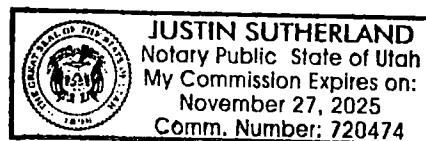


EXHIBIT "A"
LEGAL DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

BEGINNING 15.5 RODS EAST AND 80 RODS SOUTH FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 255.75 FEET; THENCE SOUTH 429 FEET; THENCE EAST 640.62 FEET TO THE SOUTHERLY LINE OF THE UTAH AND SALT LAKE CANAL; THENCE NORTHWESTERLY ALONG SAID CANAL TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH, AS SHOWN IN THAT LOT LINE ADJUSTMENT SURVEY BY BENCHMARK ENGINEERING, COMPRISING OF A PORTION OF THAT CERTAIN WARRANTY DEED (JANALEE N. FARLEY) RECORDED AS ENTRY NO. 5450252, IN BOOK 6616, AT PAGE 2580, DATED MARCH 5, 1993, AND LOT 2 OF FARLEYS MEADOWS SUBDIVISION (PHASE 1) ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE, BASIS OF BEARINGS BEING MEASURED NORTH 00°18'53" EAST 2648.26 FEET ALONG THE WEST SECTION LINE OF SAID NORTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST FUTURE RIGHT OF WAY OF 2200 WEST STREET (33-FOOT HALF WIDTH) SAID POINT BEING SOUTH 00°18'53" WEST 1685.71 FEET ALONG THE WEST LINE OF SAID SECTION AND NORTH 89°37'43" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, AND RUNNING THENCE NORTH 89°37'43" EAST 347.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH AND SALT LAKE CANAL TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 173.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°1'07" EAST) THROUGH A CENTERAL ANGLE OF 22°48'14" A DISTANCE OF 68.83 FEET; THENCE SOUTH 74°57'09" EAST 7.03 FEET; THENCE SOUTH 00°18'53" WEST 44.38 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE NORTH 89°41'07" WEST ALONG SAID LINE 132.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID LOT 2: (1) SOUTH 00°18'53" WEST 176.40 FEET; (2) NORTH 89°41'07" WEST 283.94 FEET; (3) NORTH 00°18'53" EAST 248.53 FEET LINE EXTENDED TO THE POINT OF THE BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH, AS SHOWN IN THAT LOT LINE ADJUSTMENT SURVEY BY BENCHMARK ENGINEERING, COMPRISING OF A PORTION OF THAT CERTAIN WARRANTY DEED (JANALEE N. FARLEY) RECORDED AS ENTRY NO. 5450252, IN BOOK 6616, AT PAGE 2580, DATED MARCH 5, 1993, AND LOT 4 OF FARLEYS MEADOWS SUBDIVISION (PHASE 1) ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE, BASIS OF BEARINGS BEING NORTH 00°18'53" EAST ALONG THE WEST SECTION LINE OF SAID NORTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE UTAH SALT LAKE CANAL, SAID POINT BEING SOUTH 00°18'53" WEST ALONG THE WEST LINE OF SAID SECTION 1715.53 FEET AND EAST 448.94 FEET FROM THE NORTHWEST CORNER OF SAID

SECTION 10, AND RUNNING THENCE SOUTH 74°56'48" EAST 136.49 FEET ALONG SAID LINE; THENCE THE FOLLOWING THREE(3) COURSES ALONG LOT 4 OF SAID SUBDIVISION: (1) SOUTH 00°18'53" WEST 339.66 FEET; (2) NORTH 89°41'07" WEST 132.00 FEET; (3) NORTH 00°18'53" EAST 374.38 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

THAT PROPERTY CONVEYED TO THE CITY OF BLUFFDALE BY THAT CERTAIN WARRANTY DEED RECORDED AUGUST 28, 2017, AS ENTRY NO. 12604583, IN BOOK 10592, AT PAGE 5418, OF OFFICIAL RECORDS, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BLUFFDALE CITY, SALT LAKE COUNTY, UTAH: BEGINNING ON THE EAST LINE OF 2200 WEST STREET, SAID POINT BEING SOUTH 00°18'53" WEST 1420.47 FEET ALONG THE WEST LINE OF NORTHWEST QUARTER SECTION 10, TOWNSHIP 4 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 89°41'07" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, AND THENCE ALONG SAID EAST LINE OF 2200 WEST STREET NORTH 00°18'53" EAST 61.26 FEET TO THE SOUTH LINE OF 14400 SOUTH STREET; THENCE ALONG SAID LINE NORTH 89°37'43" EAST 127.93 FEET; THENCE SOUTH 86°48'49" WEST 66.91 FEET TO A POINT IF TENDENCY OF AN 87.50 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 21.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°53'49" AND A LONG CHORD OF SOUTH 79°51'55" WEST 21.17 FEET TO A POINT OF COMPOUND CURVATURE WITH A 57.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 72.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°36'07" AND ALONG CHORD OF SOUTH 36°36'56" WEST 68.08 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 14400 SOUTH STREET AS DEDICATED BY THAT CERTAIN DEDICATION PLAT RECORDED MARCH 14, 1995, AS ENTRY NO. 6039711, IN BOOK 1995-3P OF PLATS, AT PAGE 60, OF OFFICIAL RECORDS.

Tax Parcel No.: 33-10-151-022