

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

DNSNSIX, LLC
c/o Brian Nielson
5325 Fillmore Ave
Ogden, UT 84403

14401651 B: 11581 P: 1449 Total Pages: 2
06/25/2025 11:11 AM By: EMEhanovic Fees: \$40.00
Rashelie Hobbs, Recorder, Salt Lake County, Utah
Return To: AZIMUTH LEGAL SOLUTIONS
5325 FILLMORE AVE OGDEN, UT 84403



MAIL TAX STATEMENTS TO:
KEPPEL, LLC
91 J E. PIONEER ROAD
DRAPER, UT 84020

APN: 08-35-379-001-0000 & 08-35-379-002-0000

SPECIAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **DIANE NIELSON**, Grantor, hereby conveys and warrants all of her undivided interest to:

DNSNSIX LLC, a Utah Limited Liability Company

the real property in the County of Salt Lake, State of Utah, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

Dated: April 7, 2025

GRANTOR:

DIANE NIELSON

By: DIANE NIELSON
DIANE NIELSON

STATE OF Utah
COUNTY OF Salt Lake

On April 7, 2025, before me, Jordan William Rhetta Johnson, a Notary Public personally appeared DIANE NIELSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

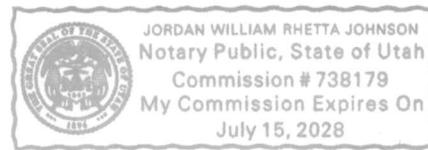


EXHIBIT "A"

UNITS 1 AND 2, FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11719933, IN BOOK 2013P OF PLATS, AT PAGE 179, INCLUDING ALL BENEFICIAL RIGHTS AND INTERESTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE FAIRPARK COMMERCIAL CONDOMINIUMS, RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, AS ENTRY NO. 11719934 IN BOOK 10175, AT PAGE 179, OF OFFICIAL RECORDS (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).

TOGETHER WITH: (A) UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURtenant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM WHICH MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH ARE APPURtenant TO SAID UNITS, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2016 AND THEREAFTER.

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