

Mail Recorded Deed & Tax Notice To:
JF 9th Note Partners QOZB
1216 West Legacy Crossing Blvd. Suite 300
Centerville, UT 84014

14402007 B: 11581 P: 3548 Total Pages: 4
06/25/2025 04:14 PM By: tpham 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



File No.: 184340-MCF

SPECIAL WARRANTY DEED

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company,

GRANTOR(S), of Centerville, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

JF 9th Note Partners QOZB, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-35-456-048 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 25th day of June, 2025.
effective


JFI North Temple 1 Partners QOZB, LLC

By: JFI North Temple 1 Partners QOF, LLC
Its: Manager

By: JFI North Temple 1 Manager, LLC
Its: Manager

By: JF Development Group, LLC
Its: Manager

By: J. Fisher Companies, LLC
Its: Manager

By: 
Owen J. Fisher
Manager of J. Fisher Companies, LLC

STATE OF UTAH

COUNTY OF DAVIS

On this 17th day of June, 2025, before me, personally appeared Owen J. Fisher, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company.



Notary Public

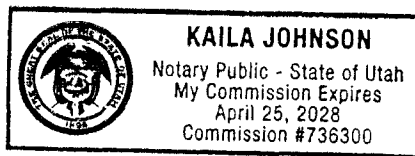


EXHIBIT A
Legal Description

A PARCEL OF LAND, SITUATE IN LOTS 7 AND 8, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°13'14" WEST 9.49 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 00°13'14" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF 900 WEST STREET, A PUBLIC ROAD 164.51 FEET; THENCE NORTH 89°47'16" WEST 198.00 FEET; THENCE NORTH 00°13'14" EAST 164.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, A PUBLIC ROAD; THENCE SOUTH 89°45'51" EAST ALONG THE SOUTHERLY LINE RIGHT OF WAY LINE 198.00 FEET TO THE POINT OF BEGINNING.