

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

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



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 25<sup>th</sup> 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

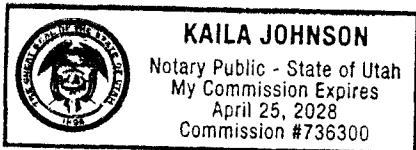
By:   
Owen J. Fisher  
Manager of J. Fisher Companies, LLC

STATE OF UTAH

COUNTY OF DAVIS

On this 17<sup>th</sup> 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  $00^{\circ}13'14''$  WEST 9.49 FEET FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH  $00^{\circ}13'14''$  WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF 900 WEST STREET, A PUBLIC ROAD 164.51 FEET; THENCE NORTH  $89^{\circ}47'16''$  WEST 198.00 FEET; THENCE NORTH  $00^{\circ}13'14''$  EAST 164.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH TEMPLE STREET, A PUBLIC ROAD; THENCE SOUTH  $89^{\circ}45'51''$  EAST ALONG THE SOUTHERLY LINE RIGHT OF WAY LINE 198.00 FEET TO THE POINT OF BEGINNING.