

WHEN RECORDED RETURN TO  
AND MAIL TAX NOTICES TO:

14402637 B: 11581 P: 7513 Total Pages: 6  
06/27/2025 09:55 AM By: dsalazar 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

HCC Northpoint LLC  
c/o Hamilton Partners, Inc.  
111 E Broadway, Suite 111  
Salt Lake City, UT 84101  
*157177 - NCAB*  
APN: 08-09-476-028 and 08-09-476-026

### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned Gary Banford and Holly Banford, as co-trustees of the Banford Family Revocable Trust dated March 29, 2021, and James Reed Larkin, as to an undivided 50% interest, and Kathleen Steed Larkin, as to an undivided 50% interest, as their interests may appear ("Grantor"), do hereby grant and convey to HCC Northpoint LLC, a Delaware limited liability company, with an address of 111 E Broadway, Suite 111, Salt Lake City, UT 84101 ("Grantee"), the following described real property with the improvements thereon (if any) situated in Salt Lake County, Utah:

See Exhibit A attached hereto and incorporated herein by this reference,  
together with all rights and privileges appurtenant thereto.

Subject to current taxes, and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record and set forth on Exhibit B attached hereto, the Grantor, its successors and assigns warrant the title against all acts of the Grantor herein and no other. This conveyance is made expressly subject to those matters listed on Exhibit B attached hereto, but only to the extent they affect or relate to the Property (collectively the "Permitted Exceptions").

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the Permitted Exceptions.

[Signature Pages Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of  
June 16<sup>th</sup>, 2025.

GRANTOR

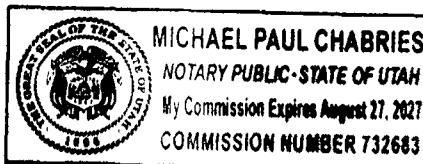
Kathleen Steed Larkin  
Kathleen Steed Larkin

STATE OF UTAH )  
COUNTY OF DAVIS )

On this 16<sup>th</sup> day of June, 2025, before me, Michael P Chabries, a notary public, personally appeared Kathleen Steed Larkin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same.

WITNESS my official hand and seal.

[SEAL]



Michael P Chabries  
Notary Public

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of  
June 16<sup>th</sup>, 2025.

GRANTOR

James Reed Larkin

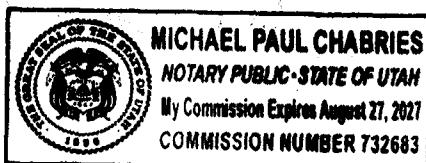
STATE OF UTAH )  
COUNTY OF DAVIS )

On this 16<sup>th</sup> day of June, 2025, before me, MICHAEL P. Chabries, a notary public, personally appeared James Reed Larkin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.

WITNESS my official hand and seal.

MICHAEL P. Chabries  
Notary Public

[SEAL]



IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of June 26<sup>th</sup>, 2025.

**GRANTOR**

Banford Family Revocable Trust dated March 29, 2021

Gary Banford  
Gary Banford, Trustee

Holly Price Banford  
Holly Banford, Trustee

STATE OF UTAH

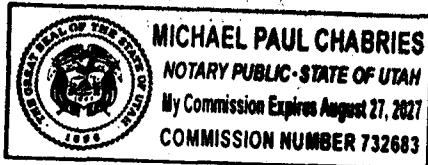
)

COUNTY OF Davis

)

price

On this 25<sup>th</sup> day of June, 2025, before me, MICHAEL P. CHABRIES, a notary public, personally appeared Gary Banford and Holly Banford, as co-trustees of the Banford Family Revocable Trust dated March 29, 2021, proved on the basis of satisfactory evidence to be the person whose names are subscribed to this instrument, and acknowledged that they executed the same on behalf of such trust.



WITNESS my official hand and seal.

Michael P. Chabries  
Notary Public

[SEAL]

**EXHIBIT A  
TO  
DEED**

**LEGAL DESCRIPTION**

Lot 1, Northpoint Commerce Center Subdivision, according to the official plat thereof recorded in the Official Records of Salt Lake County, Utah.

**EXHIBIT B  
TO  
DEED**

**PERMITTED EXCEPTIONS**

1. Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded February 5, 1940, as Entry No. 874050, in Book 245, at Page 298.

2. Pole Line Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded February 5, 1940, as Entry No. 874051, in Book 245, at Page 298.

3. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded June 25, 1957, as Entry No. 1544668, in Book 1423, at Page 560.

4. Access Easement Agreement in favor of Kevin D. Allen and Associates, Inc., a Utah corporation, its successors and assigns, recorded November 13, 2009 as Entry No. 10837911 in Book 9779 at Page 6937.

5. Right of Way for Salt Lake City Ditch No. 2 along the Easterly boundary of Parcel 1, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal.

6. Boundary Line Agreement by and between Harrison W. Justice and Nora J. Justice and Lloyd Felton and Toni Felton, dated August 3, 2005 and recorded August 4, 2005 as Entry No. 9451694 in Book 9169 at Page 3763.