

GSE Global LLC, a Wyoming limited liability company

WARRANTY DEED

GRANTOR(S) of Sheridan, State of Wyoming, hereby Conveys and Warrants to Max W. Barber Trustee of the MSB Trust dated December 12, 2017, and any amendments thereto

GRANTEE(S) of Salt Lake City, 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.: 16-09-427-010, 16-09-429-005, and 22-04-479-002

GRANTEE(S) Address
1028 S. 1900 E.
SLC UT 84108

[Signature on following page]

Dated this 28 day of March, 2025.

(EXHIBIT A)

Legal Description

PARCEL 1:

Lot 12, Block 2, YALECCREHT HIGHTS, according to the official plat there of as recorded in the office of the Salt Lake County Recorder.

PARCEL 2:

Lot 8, UPPER YALE THIRD ADDITION, and also commencing at the Southeast corner of said Lot 8; thence South 40.5 feet; thence West 60 feet; thence North 40.5 feet; thence East 60 feet to the point of beginning.

PARCEL 3:

Beginning at a point in the center of Highland Drive, West 165 feet and North 14 deg. 05 West 17.73 feet from the Southwest corner of the East half of the Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 14 deg. 05 West 97.53 feet, thence North 89 deg. East 153.9 feet, thence South 14 deg. 05 East 97.53 feet, thence South 89 deg. West 53.9 feet to beginning.

Less and excepting land conveyed in that certain Warranty Deed recorded July 28, 1877 as Entry No. 44973779 in Book 5945 at Page 144, being partially described as follows:

Beginning at a point in the center of Highland Drive West 165 feet and North 14 deg. 05 West along said center line 17.73 feet from the Southwest corner of the East half of the Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 14 deg. 05 West

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07/21/2025 03:17 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
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1028 S 1900 ESLC, UT 84108



along said center line 97.53 feet, thence North 89 deg. East 41.06 feet to the Easterly right of way line of said Highland Drive, thence South 14 deg. 05 East 97.53 feet, thence South 89 deg. West 41.06 feet to the point of beginning.

Also less and excepting land conveyed to that certain Warranty Deed recorded November 27, 1996 as Entry No. 5516309 in Book 7545 at Page 178, being more particularly described as follows:

A parcel of land in fee for the widening of a highway known as Project No. 2022, being part of an entire tract of property, situate in the SW4SE4 of Section 4, Township 2 South, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southerly boundary line of said entire tract, which point is 165.00 feet West and 17.73 feet (Hwy Dist 71.28 feet) North 14 deg. 05' West and 39.14 feet North 89 deg. 00' 00" East from the Southwest corner of the East half of the SE line of said tract, thence North 89 deg. 00' 00" East 1.26 feet along the Northerly boundary line of said tract, thence North 89 deg. 00' 00" East 1.26 feet along the Southerly project, thence South 14 deg. 00' 23" East 97.50 feet along a line parallel to said project centerline to the Southerly boundary line of said entire tract, thence South 89 deg. 00' 00" West 1.15 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of Salt Lake County.


Authorized Signatory
for and on behalf of GSE Global LLC


Authorized Signatory
for and on behalf of MSB Trust

State of Utah
County of Salt Lake
Subscribed and sworn to (or affirmed) before me this
23rd day of July 2020
By Max W. Ballard
Personally known OR produced identification
Type of identification produced Driver's license


Notary only for Second
Signature

