

14421805 B: 11592 P: 7028 Total Pages: 2  
08/12/2025 04:41 PM By: salvarado 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:  
Delmonico Holdings LLC, a Nevada limited liability company  
2159 E Parleys Terrace  
Salt Lake City, UT 84109



File No.: 182902-CAB

## QUITCLAIM DEED

This deed is being given to update the record legal description

**Delmonico Holdings LLC, a Nevada limited liability company,  
GRANTOR(S), of Salt Lake City, State of Utah, hereby quitclaims to**

**Delmonico Holdings LLC, a Nevada limited liability company,  
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.: 22-04-251-004 (for reference purposes only)**

Dated this 31<sup>st</sup> day of July, 2025.

Delmonico Holdings LLC, a Nevada limited  
liability company

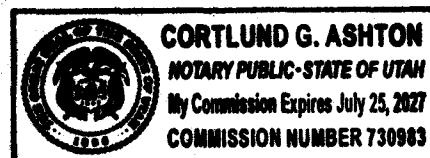
BY: Janet Wade  
Janet Wade  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 31<sup>st</sup> day of July, 2025, before me personally appeared Janet Wade, who  
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 Delmonico Holdings LLC,  
a Nevada limited liability company.

Cortland G. Ashton  
Notary Public



## EXHIBIT A

### RECORD DEED DESCRIPTION:

Beginning at a point in the center line of Highland Drive, said point being North 0°04'54" East, along the North and South Section line, 113.85 feet, South 89°26'40" East along a line which is parallel to the East and West quarter Section line 450.58 feet, to the centerline of said Highland Drive, and North 14°04'30" West, along said centerline, 148.1 feet from the center of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°49' West 305.13 feet; thence North 4°22' West 175.2 feet; thence West 75.5 feet; thence North 37°08' West 21.76 feet; thence North 2°03' East 42.76 feet; thence West 91.61 feet; thence South 35°28' West 52.24 feet; thence South 81° West 18.68 feet to an old fence line; thence North 2°02'20" East along said old fence line, 86.76 feet to the projection of a fence line; thence along said projection and existing fence line South 89°31'40" East 269.04 feet and South 89°58'20" East 205.48 feet to the centerline of said Highland Drive; thence South 14°04'30" East, along said centerline, 280.82 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the bounds of Highland Drive.

### AS SURVEYED DESCRIPTION

Beginning at a point given as being North 0°04'54" East, along the North and South Section line, 113.85 feet, South 89°26'40" East along a line which is parallel to the East and West quarter Section line 450.58 feet, to the centerline of said Highland Drive, and North 14°04'30" West, along said centerline, 148.1 feet, and South 89°49'00" West 40.07 feet from the center of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point lies North 14°04'30" West 526.20 feet along the monument line (Basis of bearings is North 14°04'30" West between monuments in Highland Drive at 4500 South and Lincoln Lane) and South 89°49'00" West 40.07 feet from a centerline monument in Highland Drive and 4500 South Street; and running thence South 89°49'00" West 267.91 feet along the North line of Melroy Sisters LLC Property recorded as Entry No.7332600 in the Salt Lake County Recorders Office; thence along the East and North lines of Highland Springs Condominiums Phase I the following (8) courses: 1) North 03°19'31" West 171.52 feet, 2) North 82°25'45" West 4.38 feet, 3) North 89°32'43" West 89.26 feet, 4) North 02°30'17" East 60.12 feet, 5) North 89°32'43" West 67.76 feet, 6) South 15°01'42" East 10.03 feet, 7) South 51°53'05" West 58.14 feet, and 8) South 87°36'36" West 41.29 feet to an existing fence line and the Easterly line of land conveyed to the Tribe of Don LLC recorded as Entry No.13536922 in the Salt Lake County Recorders Office; thence along said Tribe of Don Property the following (2) courses: 1) North 02°46'37" East 109.39 feet, and 2) South 89°31'31" East 155.30 feet to the Westerly line of 4340 Highland Condominiums Amended; thence along said Condominiums the following (5) courses: 1) South 00°43'18" East 9.90 feet, 2) South 89°06'58" East 54.39 feet, 3) South 89°50'40" East 81.11 feet, 4) North 89°55'47" East 69.58 feet, and 5) South 89°17'38" East 84.75 feet; thence South 14°04'30" East 289.71 feet along the West line of Highland Drive to the point of beginning. Property contains 2.069 acres