

Recording Requested By,
GSE Global LLC
4645 South Highland Drive
Holladay, Utah 84117

14451183 B: 11609 P: 6547 Total Pages: 5
10/17/2025 11:11 AM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MSB TRUST
4645 SOUTH HIGHLAND DR HOLLADAY, UT 84117



WHEN RECORDED RETURN TO
MSB TRUST
4645 South Highland Drive
Holladay, Utah 84117

Corrected and Re-Recorded Warranty Deed

This Corrected and Re-Recorded Warranty Deed is executed, corrected, and re-recorded for the express purpose of curing errors in the original Warranty Deed recorded on July 21, 2025, as Entry No. 14412278, in Book 11587 at Page 4349 of the Salt Lake County Recorder's Office, specifically correcting the legal description for Parcel 3 and supplying the Grantor's notarized signature and printed name.

The Grantor and Grantee state that this instrument is a corrective instrument and confirms the original conveyance and relates back to the original recording date of July 21, 2025, thereby reflecting the true and correct ownership effective as of that date for all purposes, including the maintenance of recording priority.

WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, GSE GLOBAL LLC, a Wyoming limited liability company (the "Grantor"), of Holladay, Utah, hereby CONVEYS AND WARRANTS against all lawful claims whatsoever, to MAX W. BARBER, TRUSTEE OF THE MSB TRUST DATED DECEMBER 12, 2017, including any amendments thereto (the "Grantee"), of Salt Lake City, Utah, the following described real property situated in Salt Lake County, State of Utah:

THIS DEED IS EXECUTED, CORRECTED, AND RE-RECORDED TO CURE AND REPLACE THAT CERTAIN WARRANTY DEED RECORDED ON JULY 21, 2025, AS ENTRY NO. 14412278, IN BOOK 11587 AT PAGE 4349 OF THE SALT LAKE COUNTY RECORDER'S OFFICE, WHICH CONTAINED ERRORS IN THE LEGAL DESCRIPTION FOR PARCEL 3 AND LACKED A NOTARIZED SIGNATURE FOR THE GRANTOR.

LEGAL DESCRIPTION

RECORDED AS REQUESTED
CO. RECORDER

PARCEL 1: (1028 South 1900 East, Salt Lake City, Utah 84108)

Lot 12, Block 2, YALECREST HEIGHTS, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Parcel No. 16-09-427-010-0000.

PARCEL 2: (1836 East Yale Avenue, Salt Lake City, Utah 84108)

Lot 8, UPPER YALE THIRD ADDITION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, 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 No. 16-09-429-005-0000.

PARCEL 3: (4643-4645 South Highland Drive, Holladay, Utah 84117)

BEGINNING at a point in the center of Highland Drive, West 165 feet and North 14 deg. 05' West 717.73 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 353.9 feet; thence South 14 deg. 05' East 97.53 feet; thence South 89 deg. West 353.9 feet to beginning.

LESS AND EXCEPTING land conveyed in that certain Warranty Deed recorded July 28, 1987 as Entry No. 4497379 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 717.73 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 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 along said right of way 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. 6516309 in Book 7545 at Page 1178, being more particularly Described as follows: Beginning at a point in the southerly boundary line of said entire tract, which point is 165.00 feet West and 717.73 feet (Hwy Dist 712.38 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 ¼ of said Section 4; thence North 14'05'00 West 97.53 feet to the Northerly boundary line of said tract; thence North 89 deg. 00'00" East 1.26 feet along the Northerly boundary line to a point 40.00 feet perpendicularly distant from the centerline of said 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.

Parcel No. 22-04-479-002-0000.

Dated this 15 day of OCTOBER, 2025.

GRANTOR: GSE GLOBAL LLC

By:


Printed Name: MAX W. BARBER

Title: Member

GRANTEE: MAX W. BARBER,

TRUSTEE By:


Printed Name: MAX W. BARBER

Title: Trustee, MSB Trust dated
12/12/2017

ACKNOWLEDGMENT

STATE OF UTAH

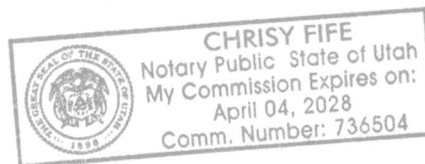
COUNTY OF SALT LAKE } ss

On this 16 day of OCTOBER, 2025, personally appeared before me **MAX W. BARBER**, who being by me duly sworn did say that he is the **Member** of **GSE GLOBAL LLC**, and that the foregoing instrument was signed on behalf of said company by authority of its governing body, and he acknowledged to me that said company executed the same.

NOTARY PUBLIC

My Commission Expires: April 04, 2028

Commission #: 736504



Recording Requested By,	WHEN RECORDED RETURN TO:
GSE Global LLC 4645 South Highland Drive Holladay, Utah 84117	MSB TRUST 4645 South Highland Drive Holladay, Utah 84117

SCRIVENER'S AFFIDAVIT

STATE OF UTAH
COUNTY OF SALT LAKE

MAX W. BARBER, of lawful age, being first duly sworn, deposes and states as follows:

1. Affiant is the **Member** of **GSE Global LLC**, a Wyoming limited liability company.
2. This Affidavit is made for the purpose of clarifying and correcting certain errors contained in that certain **Warranty Deed** (the "**Original Deed**") recorded on **July 21, 2025**, as **Entry No. 14412278, in Book 11587 at Page 4349**, in the office of the Recorder of Salt Lake County, State of Utah.
3. The purpose of the Original Deed was to convey all three parcels of property from GSE Global LLC to **Max W. Barber Trustee of the MSB Trust dated December 12, 2017**. The errors contained in the Original Deed were **drafting errors and mistakes**.
4. The Original Deed contained **NO ERRORS** pertaining to **PARCEL 1** (1028 South 1900 East, Salt Lake City, Utah 84108, Parcel No. 16-09-427-010-0000) or **PARCEL 2** (1836 East Yale Ave, Salt Lake City Utah 84108, Parcel No. 16-09-429-005-0000).
5. The Original Deed **CONTAINED ERRORS** in the legal description of **PARCEL 3** (4643-4645 Highland Drive, Holladay, Utah 84117) and **lacked the printed name and notarized signature of the Grantor (GSE Global LLC)**.

6. The **Corrected and Re-Recorded Warranty Deed** executed concurrently with this Affidavit cures these defects. The corrected legal description for PARCEL 3 is as set forth in the attached Exhibit A and incorporated herein.
7. Furthermore, the original deed did not contain the printed name of the person signing for the grantor, **GSE Global LLC**. Affiant confirms that **MAX W. BARBER** is the correct printed name and authorized signatory (as Member) for GSE Global LLC.
8. This Affidavit is made for the purpose of correcting the record and confirming that title was intended to be transferred, and was authorized by GSE Global LLC to Max W. Barber, Trustee of the MSB Trust dated December 12, 2017, and that the errors were not intentional.

Witness my hand this 15 day of OCTOBER, 2025.

x

Max W. Barber, Member, GSE Global LLC

ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF SALT LAKE }ss

On this 16 day of OCTOBER, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **Max W. Barber**, known to me (or satisfactorily proven) to be the **Member of GSE Global LLC**, and who acknowledged that he executed the foregoing instrument for and on behalf of said company.

NOTARY PUBLIC

My Commission Expires: April 04, 2028

Commission #: 736504

