

Recording Requested By,
 WHEN RECORDED RETURN TO:
 Max Warren Barber
 4645 South Highland Drive
 Holladay, Utah 84117

14451184 B: 11609 P: 6552 Total Pages: 2
 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



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, with MSB TRUST, a Utah Trust hereby **CONVEYS AND WARRANTS** against all lawful claims whatsoever, to **MAX WARREN BARBER, an individual** (the "**Grantee**"), of Salt Lake City, Utah, the following described real property situated in Salt Lake County, State of Utah:

LEGAL DESCRIPTION

PARCEL 1: (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 **16th** day of **October, 2025**.

GRANTOR: GSE GLOBAL LLC

By: 

Printed Name: MAX W. BARBER

Title: Member

GRANTEE: MAX WARREN BARBER, AN INDIVIDUAL

GRANTOR: MSB TRUST

By: 

Printed Name: MAX W. BARBER

Title: TRUSTEE of MSB TRUST

GRANTEE: MAX WARREN BARBER, TRUSTEE

State of Utah, County of Salt Lake
Subscribed and sworn to before me
this 16 day of October, 2025.

by 

Notary Public

