

Mail Recorded Deed & Tax Notice To:
269 Brooklyn LLC & JCI, Inc
C/O George F. Hauser
313 Eureka Street
San Francisco, CA 94114

14474343 B: 11623 P: 3571 Total Pages: 5
12/10/2025 02:21 PM By: tpham 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



File No.: 194939-MCF

SPECIAL WARRANTY DEED (CONSOLIDATION)

269 Brooklyn LLC, a Utah limited liability company and JCI, Inc, a Utah Corporation, as their interests may appear,

GRANTOR(S), of respectively San Francisco, State of California, and North Salt Lake City, State of Utah hereby conveys and warrants against all who claim by, through, or under the grantor to

269 Brooklyn LLC, a Utah limited liability company as to an undivided 62% Tenant-In-Common Interest and JCI, Inc, a Utah Corporation, as to as to an undivided 38% Tenant-In-Common Interest

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.: 15-12-406-004, 15-12-406-013 and 15-12-406-017 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

This Special Warranty Deed is given for the purpose of consolidating three (3) parcels into one (1) parcel and one (1) legal description, pursuant to the Salt Lake City Planning Division Findings and Order – Case PLNSUB2025-00946.

[Signature on following page]

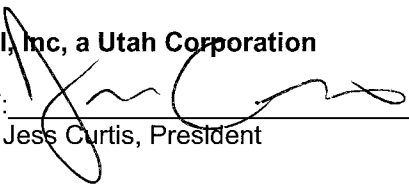
Effective this 5 day of December 2025.

269 Brooklyn LLC, a Utah limited liability company

BY: George F. Hauser 1988 Revocable Inter-Vivos Trust, dated July 18th, 1988
ITS: Managing Member

BY: 
George F. Hauser, Trustee

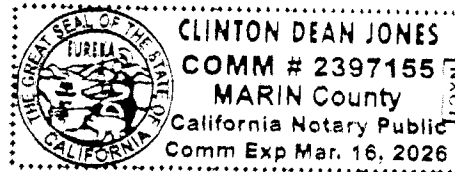
JCI, Inc, a Utah Corporation

BY: 
Jess Curtis, President

STATE OF *California*
COUNTY OF *Marin*

On this 26 day of November 2025, before me, personally appeared George F. Hauser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 269 Brooklyn LLC, a Utah limited liability company.

Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 5TH day of DECEMBER 2025, before me, personally appeared Jess Curtis, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JCI, Inc, a Utah Corporation.

Michael P Chabries
Notary Public

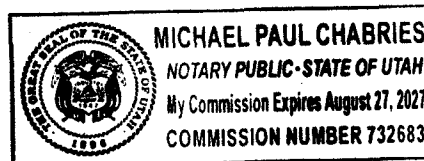


EXHIBIT A
PROPERTY DESCRIPTION

A PART OF LOT 4 AND ALL OF LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 12070, BOOK B OF PLATS, PAGE 91, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENT ON THE EAST SIDE OF THE INTERSECTION OF BROOKLYN AVENUE AND 200 WEST STREET; AND RUNNING THENCE SOUTH 89°56'40" WEST 357.98 FEET ALONG THE MONUMENT LINE OF SAID BROOKLYN AVENUE TO A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF SAID BROOKLYN AVENUE AND WASHINGTON STREET, BEING THE BASIS OF BEARINGS; THENCE SOUTH 00°01'07" EAST 19.22 FEET ALONG THE CENTER LINE OF SAID WASHINGTON STREET TO THE EXTENDED NORTH LINE OF WEST DRIVE SUBDIVISION; AND SOUTH 89°57'55" WEST 123.00 FEET TO AND ALONG THE NORTH LINE OF WEST DRIVE SUBDIVISION TO A POINT ON THE NORTH LINE OF LOT 4, WEST DRIVE SUBDIVISION, SAID POINT BEING 15 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 4 WHICH POINT IS THE POINT OF BEGINNING:

THENCE SOUTH 00°01'07" EAST 130.02 FEET TO THE SOUTH LINE OF SAID LOT 4, 15 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°56'40" WEST 175.93 FEET (165.00 FEET SUB PLAT) ALONG LOTS 4 THROUGH 11 TO A POINT ON THE EASTERLY LINE OF THE RAILROAD PROPERTY; THENCE NORTH 38°35'19" WEST 166.35 FEET (166.21 FEET BLOCK 23, 5 ACRE PLAT "A") TO A POINT ON SAID NORTHERLY LINE OF THE WEST DRIVE SUBDIVISION; THENCE NORTH 89°57'55" EAST 279.64 FEET (268.60 FEET SUB PLAT) ALONG SAID NORTHERLY AND SOUTHERLY LINE TO THE POINT OF BEGINNING.

Tax Id No.: 15-12-406-004, 15-12-406-013 and 15-12-406-017