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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/18/2021 4:37:00 PM
FEE \$40.00 Pgs: 8
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
TIP Trolley Square, LLC,
1174 E. Graystone Way, Suite 100
Salt Lake City, Utah 84106



File No.: 138537-LKY

WARRANTY DEED

IRA Arapahoe L.L.C., as to an undivided 8.98% interest and IRA Income Fund I L.L.C., as to an undivided 11.43% interest and Clearfield Redevelopment L.L.C., as to an undivided 42.86% interest and Clearfield Antelope L.L.C., as to an undivided 20.41% interest and Jaxarr LLC, as to an undivided 16.32% interest, all as tenants in common

GRANTOR(S) of Millcreek, State of Utah, hereby Conveys and Warrants to

TIP Trolley Square, LLC, a Utah limited liability company, as to an undivided 62.73% and Antelope Drive Realty LLC, a Utah limited liability company, as to an undivided 22.41% interest and K5 Management, LLC, a Utah limited liability company, as to an undivided 14.86% interest

GRANTEE(S) of Clearfield, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 12-065-0156 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 17th day of March, 2021.

IRA Arapahoe L.L.C. as to an undivided 8.98% interest

BY: 

Joseph H. Mills
Managing Member

BY: 

Cory S. Waddoups
Managing Member

IRA Income Fund I L.L.C. as to an undivided 11.43% interest

BY: 

Cory S. Waddoups
Managing Member

BY: 

Joseph H. Mills
Managing Member

Clearfield Redevelopment L.L.C. as to an undivided 42.86% interest

BY: 

Cameron G. Lee
Managing Member

Clearfield Antelope L.L.C. as to an undivided 20.41% interest

BY: 

Blakely P. Cragun
Manager

Jaxarr LLC, as to an undivided 16.32% interest


BY: 

Jamie Carr
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of March, 2021, personally appeared before me Joseph H. Mills and Cory S. Waddoups, who acknowledged themselves to be the Managing Members of IRA Arapahoe L.L.C. as to an undivided 8.98% interest, and that they, as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



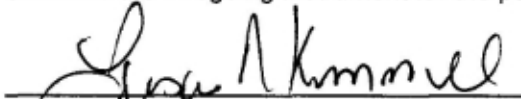
Notary Public



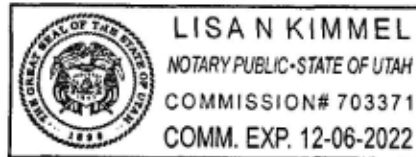
STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of March, 2021, personally appeared before me Joseph H. Mills and Cory S. Waddoups, who acknowledged themselves to be the Managing Members of IRA Income Fund I L.L.C. as to an undivided 11.43% interest, and that they, as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



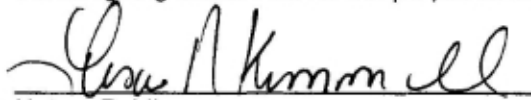
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of March, 2021, personally appeared before me Cameron G. Lee, who acknowledged himself to be the Managing Member of Clearfield Redevelopment L.L.C., as to an undivided 42.86% interest, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



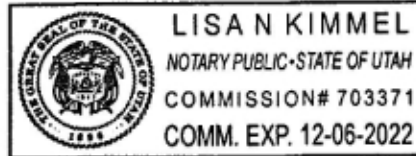
STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of March, 2021, personally appeared before me Blakely P. Cragun, who acknowledged himself to be the Manager of Clearfield Antelope L.L.C., as to an undivided 20.41% interest, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



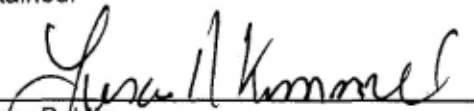
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of March, 2021, personally appeared before me Jamie Carr, who acknowledged himself to be the Manager of Jaxarr LLC., as to an undivided 16.32% interest, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

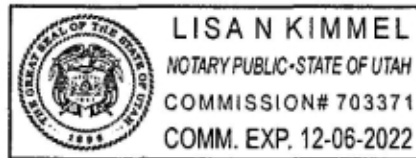


EXHIBIT A
Legal Description

Beginning on the North line of a road to a point North 33.47 feet and West 816.91 feet and North 89°58' West 303.10 feet and North 31°58'30" West 52.78 feet from the corner common to Sections 11, 12, 13 and 14, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence North 89°38'05" West 91.85 feet; thence North 89°58'00" West 144.48 feet; thence North 59°58'00" West 66.91 feet; thence North 31°58'30" West 203.27 feet; thence North 58°01'30" East 231.54 feet; thence South 31°58'30" East 388.07 feet to the point of beginning.