

Mail Recorded Deed & Tax Notice To:
Cove Junction I LLC, a Utah limited liability company
223 West 700 South, Suite 200
Salt Lake City, UT 84101



File No.: 164299-CAM

SPECIAL WARRANTY DEED

Triple J Holdings LLC, as to an undivided 50% interest and Western Region Nonprofit Housing Corporation, as to an undivided 50% interest,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Cove Junction I LLC, a Utah 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 **Sevier County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 6-155-1 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

DOC # C 00434476⁴⁶

Special Warranty Deed B: 0819 P: 0446
Jason Monroe Sevier County Recorder Page 1 of 5
06/29/2023 08:43:01 AM Fee: \$40:00 By: COTTONWOOD TITLE IN



Dated this 28th day of June, 2023.

Triple J Holdings LLC

BY: _____
Jonathan Lund
Member

BY: *Jesse Phillips*
Jesse Phillips
Member

Western Region Nonprofit Housing Corporation

BY: *Marion A. Willey*
Marion A. Willey
President

DOC # 00434476

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Special Warranty Deed B: 0819 P: 0447
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BY: _____
Jonathan Lund
Member

BY: _____
Jesse Phillips
Member

Western Region Nonprofit Housing Corporation

BY: _____
Marion A. Willey
President

DOC # 00434476 0443

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Special Warranty Deed B: 0819 P: 0448
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STATE OF UTAH

COUNTY OF UTAH

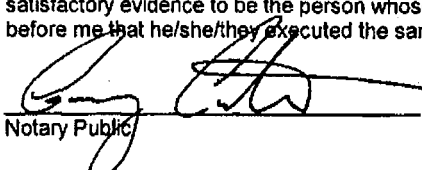
On this 28th day of June, 2023, before me, personally appeared Jonathan Lund, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Triple J Holdings LLC.

Notary Public

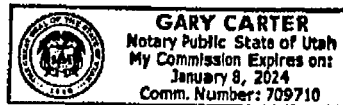
STATE OF UTAH

COUNTY OF UTAH

On this 28th day of June, 2023, before me, personally appeared Jesse Phillips, 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 Triple J Holdings LLC.



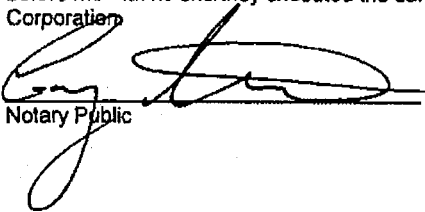
Notary Public



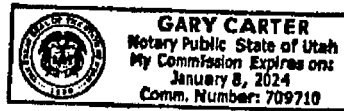
STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of June, 2023, before me, personally appeared Marion A. Willey, 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 Western Region Nonprofit Housing Corporation



Notary Public



Recording: # 00434476 P: 0449
DOC # 00434476
Special Warranty Deed B: 0819 P: 0449
Jason Monroe Sevier County Recorder Page 4 of 6
06/29/2023 08:43:01 AM Fee \$40.00 By COTTONWOOD-TITLE IN

STATE OF UTAH

COUNTY OF UTAH

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Notary Public



STATE OF UTAH

COUNTY OF UTAH

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Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

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Notary Public

DOC # 0043447650

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Special Warranty Deed B: 0819 P: 0450
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EXHIBIT A
Legal Description

COVE JUNCTION PHASE I - FINAL PLAT, according to the official plat thereof as recorded in the office of the Sevier County Recorder on March 3, 2023 as Entry No. 433123 in Book 815 at Page 1177, and being more particularly described as follows:

Beginning at a point which is located East 1350.75 feet and South 848.06 feet from the Northwest corner of Section 2, Township 24 South, Range 3 West, Salt Lake Base and Meridian; thence West 322.80 feet; thence South 93.08 feet; thence South 77°52'03" West a distance of 99.67 feet; thence South 12°31'43" East a distance of 74.00 feet; thence North 77°52'03" East a distance of 104.49 feet; thence South 56°58'47" East a distance of 14.18 feet; thence South 11°51'45" East a distance of 96.03 feet to the North line of city street; thence North 77°49'31" East along said city street a distance of 276.63 feet; thence North a distance of 207.68 feet to the point of beginning.

DOC # * 00434476

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