

Mail Recorded Deed & Tax Notice To:
Provo Center Holdings, LLC, a Utah limited liability company
620 S. State Street
Salt Lake City, UT 84111

ENT 62597:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 19 01:28 PM FEE 40.00 BY LM
RECORDED FOR FNTIC - NCS Colorado Main
ELECTRONICALLY RECORDED

File No.: 192631-CPF

SPECIAL WARRANTY DEED

Wasatch Residential Group, LLC, a Utah limited liability company,

GRANTOR(S), of Provo, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Provo Center Holdings, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 39-157-0010, 39-157-0003 and 39-157-0007 (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.

[Signature on following page]

Dated this August 18th, 2025.

Wasatch Residential Group, LLC, a Utah
limited liability company

BY:

Jeffrey S. Nielson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this August 18th, 2025, before me, personally appeared Jeffrey S. Nielson, 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 Wasatch Residential Group, LLC, a Utah limited liability company.

Lauren Ashley
Notary Public

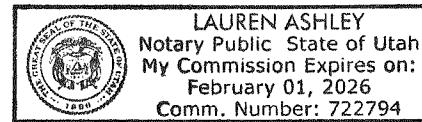


EXHIBIT A
Legal Description

PARCEL 1:

All of Lot 2, PLAT A, FORT UTAH CENTER, a Commercial Subdivision, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded April 16, 2002 as Entry No. 42477:2002.

ALSO:

Commencing South 1102.53 feet and East 811.97 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°53'00" East 83.33 feet; thence South 00°16'32" East 34.99 feet; thence North 89°00'00" West 83.44 feet; thence North 00°06'30" West 33.36 feet to the beginning.

PARCEL 2:

All of Lot 3, PLAT A, FORT UTAH CENTER, a Commercial Subdivision, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded April 16, 2002 as Entry No. 42477:2002.

PARCEL 3:

All of Lot 7, PLAT A, FORT UTAH CENTER, a Commercial Subdivision, according to the official plat thereof on file and of record in the Utah County Recorder's office, recorded April 16, 2002 as Entry No. 42477:2002.