

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 62648:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 19 03:04 PM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 192631-CPF

SPECIAL WARRANTY DEED

Dell Cox Family Partnership, LLC, a Utah limited liability company, who acquired title as Dell Cox Family Partnership, Ltd., a Utah limited partnership,

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.: 39-157-0009 (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 14, 2025

Dell Cox Family Partnership, LLC, a Utah limited liability company

BY: Rick Cox
Rick Cox
Manager

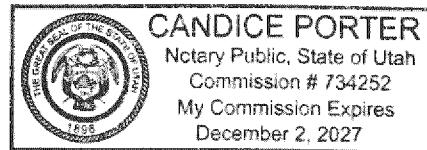
BY: Merri Ann Perkins
Merri Ann Perkins
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this August 14, 2025 before me, personally appeared Rick Cox, 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 Dell Cox Family Partnership, LLC, a Utah limited liability company.

Candice Porter
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this August 14, 2025 before me, personally appeared Merri Ann Perkins, 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 Dell Cox Family Partnership, LLC, a Utah limited liability company.

Candice Porter
Notary Public

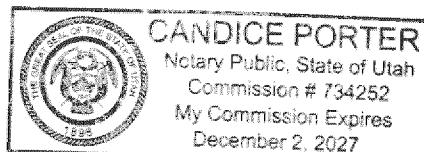


EXHIBIT A
Legal Description

All of Lot 1, 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 South 89°53'00" West 572.82 feet; thence South 00°40'29" East 22.21 feet; thence South 89°00'00" East 572.69 feet; thence North 00°06'30" West 33.36 feet to the beginning.