

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

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## 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:

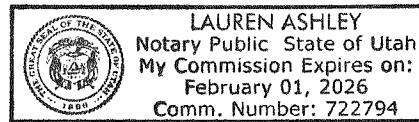
Jeffrey S. Nielson  
Manager

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.**

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

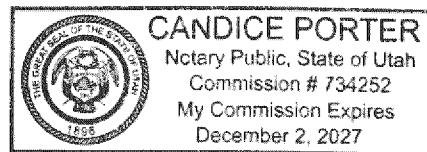
BY: Merri Ann Perkins  
Merri Ann Perkins  
Manager

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

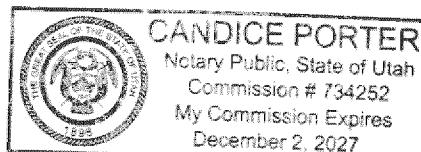


STATE OF UTAH

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.**