

Mail Recorded Deed & Tax Notice To:
CW The Ivy, LLC, a Utah limited liability company
610 North 800 West
Centerville 84014

14310060 B: 11530 P: 5861 Total Pages: 3
11/05/2024 04:19 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 179566-CAF

SPECIAL WARRANTY DEED

Investment Decision Corporation, a Utah corporation,

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

CW The Ivy, LLC, a Utah limited liability company,

GRANTEE(S), of Centerville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-32-327-004 and 16-32-327-005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 05 day of November, 2024.

Investment Decision Corporation, a Utah corporation

BY: Michael D. Blair
Signed with Stavvy
Michael D. Blair
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 05 day of November, 2024, before me, personally appeared Michael D. Blair, 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 Investment Decision Corporation, a Utah corporation.

Cortlund G. Ashton
Signed with Stavvy
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

PARCEL 1:

Part of a parcel located in the southwest quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian. More particularly described as follows:

Beginning at a point N00°11'03"E 809.05 feet and S89°48'57"E 313.44 feet from the centerline street monument at 900 East & 3900 South, said point of beginning also being N00°11'03"E 200.29 feet and S89°48'57"E 280.44 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey, and running thence S89°58'36"E 317.14 feet; thence S00°01'24"W 124.70 feet; thence N89°58'36"W 9.00 feet; thence N00°01'24"E 89.20 feet; thence N89°58'36"W 259.14 feet; thence N00°01'24"E 30.00 feet; thence N89°58'36"W 49.00 feet; thence N00°01'24"E 5.50 feet to the point of beginning.

PARCEL 1A:

A right of way for ingress, egress and utilities over and across the following:

Beginning at a point 164 feet North from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey, and running thence North 30 feet, thence East 759 feet, thence South 30 feet, thence West 759 feet to the point of beginning.

Mail Tax notice to:
Grantee
610 North 800 West
Centerville, UT 84014
File No.: MA17394
Tax ID No.: 16-32-328-015
16-32-328-019
16-32-328-004
16-32-328-605

14315352 B: 11533 P: 4112 Total Pages: 4
11/19/2024 10:16 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE ASSOCIATES
345 EAST BROADWAY SALT LAKE CITY, UT 84111

WARRANTY DEED

OBAN, LLC, Utah limited liability company, and Aberlour, LLC, a Utah limited liability company,

GRANTOR of Murray, State of Utah, hereby CONVEYS and WARRANTS TO:

CW the Ivy, LLC, a Utah limited liability company,

GRANTEE of Millcreek, State of Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 15th day of November, 2024.

Oban, LLC, a Utah limited liability company

By: Hamlet Development corporation,
A Utah corporation, Manager

By: 
Michael M. Brodsky, President

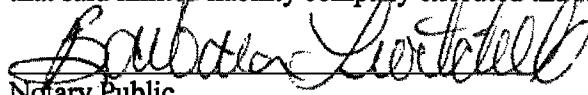
Aberlour, LLC, a Utah limited liability company

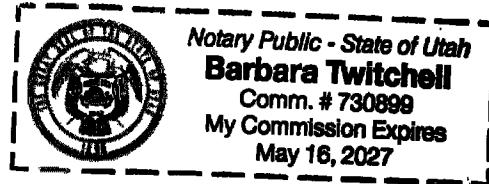
By: Hamlet Development corporation,
A Utah corporation, Manager

By: 
Michael M. Brodsky, President

State of Utah, County of Salt Lake)ss:

On this date, November 15, 2024, personally appeared before me Michael M. Brodsky who being by me duly sworn did say, that he is the President of Hamlet Development Corporation, a Utah Corporation, as Manager of Oban, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its by-laws (or by authority of a resolution of its board of directors) and said Michael M. Brodsky acknowledged to me that said limited liability company executed the same.


Notary Public



State of Utah, County of Salt Lake)ss:

On this date, November 15, 2024, personally appeared before me Michael M. Brodsky who being by me duly sworn did say, that he is the President of Hamlet Development Corporation, a Utah Corporation, as Manager of Aberlour, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its by-laws (or by authority of a resolution of its board of directors) and said Michael M. Brodsky acknowledged to me that said limited liability company executed the same.


Notary Public

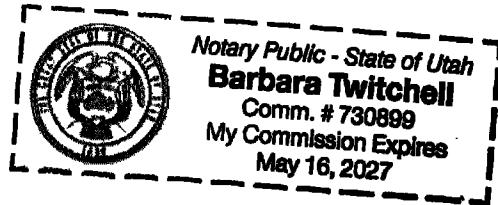


Exhibit "A"

Parcel 1:

Beginning East 281 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey; running thence North 164 feet; thence East 75 feet; thence South 164 feet; thence West 75 feet to the point of beginning.

Parcel 1A:

Beginning North 164 feet and East 281 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey; and running thence East 48.5 feet, more or less; thence North 30 feet; thence West 49 feet, more or less; thence South 30 feet to the point of beginning.

Parcel 2:

Beginning North 164 feet and East 281 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey; and running thence East 48.5 feet, more or less; thence North 30 feet; thence West 49 feet, more or less; thence South 30 feet to the point of beginning.

Parcel 3:

Beginning 356.0 feet East at the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey and running thence North 165.0 feet; thence East 100.00 feet; thence South 164.0 feet; thence West 100.0 feet to the place of beginning.

Also: Beginning 456.0 feet East of the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey and running thence North 164.0 feet; thence East 50.0 feet; thence South 164.0 feet; thence West 50.0 feet to the place of beginning.

Less and Excepting: Beginning at a point 356.0 feet East and North 164.0 feet from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey and running thence North 1.0 foot; thence East 100.0 feet; thence South 1.0 foot; thence West 100.0 feet to the point of beginning.

Parcel 3A:

Together with a 30 foot right of way over the following described property: Beginning 164.0 feet North of the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey and running thence North 30.0 feet; thence East 759.0 feet; thence South 30.0 feet; thence West 759.0 feet to the place of beginning.

Parcel 4:

Commencing 506 feet East from the Southwest corner of Lot 3, Block 21, Ten Acre Plat "A", Big Field Survey and running thence North 164 feet; thence East 83.14 feet; thence South 164 feet; thence West 83.14 feet to be beginning.

Parcel 4A:

Together with a 30 foot right of way over the following described property: Beginning 163.7 feet North of the Southwest corner of said Lot 3 and running North 30 feet; thence East 589.14 feet; thence South 30 feet; thence West 589.14 feet to the place of beginning.