

PREPARED BY AND WHEN RECORDED RETURN TO:

Victor A. Taylor, Esq.
Dentons Durham Jones & Pinegar P.C.
111 South Main Street, Suite 2400
Salt Lake City, Utah 84111

13501437
12/16/2020 3:37:00 PM \$40.00
Book - 11082 Pg - 594-599
RASHELLE HOBBS
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF 6 P.

SEND TAX NOTICES TO:

XR Quadrant I, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106

Portions of Tax Parcels No. 07-27-100-003 and No. 07-27-100-004

SPECIAL WARRANTY DEED

XR Quadrant Development, LLC / XR Quadrant I, LLC

THIS INSTRUMENT is executed as of the 16th day of December, 2020, by **XR QUADRANT DEVELOPMENT, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **XR QUADRANT I, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in Salt Lake County, Utah, described as follows:

A parcel of land being a part of those two entire tracts described in that: 1) Special Warranty Deed recorded November 10, 2020 as Entry No. 13455958 in Book 11057 at Page 5287-5288 in the Office of the Salt Lake County Recorder; and 2) Warranty Deed recorded November 10, 2020 as Entry No. 13455959 in Book 11057 at Page 5289-5290 in the Office of the Salt Lake County Recorder. Said parcel of land is located in the North Half of Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian and described as follows: Beginning at a point on the northerly line of SLC Port GLC Plat "A" Subdivision recorded December 11, 2019 as Entry No. 13144584 in Book 2019 of Plats at Page 340 in the Office of said Recorder, which is 428.54 feet S. 89°51'16" E. along said northerly line of SLC Port GLC Plat "A" and Quarter Section line from the Center of Section 27; thence North 60.05 feet; thence N. 20°36'31" W. 149.29 feet; thence West 64.26 feet; thence North 2138.06 feet; thence N. 45°00'00" W. 69.48 feet; thence North 254.43 feet to the northerly line of said Section 27; thence S. 89°53'32" E. 1072.38 feet along said northerly line to the 16th line of the Northeast Quarter of said Section 27; thence S. 00°16'02" W. 2641.69 feet along said 16th line and westerly line of said SLC Port GLC Plat "A" Subdivision; thence N. 89°51'16" W. 894.12 feet along said Subdivision and Quarter Section line to the point of beginning. The above-described parcel of land contains 2,680,539 square feet in area or 61.536 acres, more or less. Basis of bearing: S. 89°51'16" E. along the Quarter Section line between the Center of Section and the East Quarter of said Section 27, Township 1 North, Range 2 West, Salt Lake Base and Meridian.

SUBJECT TO: current taxes and assessments; rights-of-way, easements, covenants, restrictions, reservations and other matters of record; facts, rights, interests or claims that could be ascertained by an inspection of the Property or by making inquiry of persons in possession of the Property; and discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

Special Warranty Deed
XR Quadrant Development, LLC / XR Quadrant I, LLC

Ent 13501437 BK 11082 PG 594

ANY CLAIM for damages for the breach of any of the warranties arising under this instrument or applicable law shall be satisfied solely from the interest in the real property conveyed.

[Remainder of page intentionally left blank; signatures and acknowledgments on following pages]

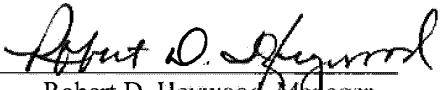
GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

XR QUADRANT DEVELOPMENT, LLC,
a Utah limited liability company,
by its two Managers:

QUADRANT MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By 
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC,
a Utah limited liability company

By 
Michael R. Christensen, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By _____
Chris D. Webb, Vice President

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

XR QUADRANT DEVELOPMENT, LLC,
a Utah limited liability company,
by its two Managers:

QUADRANT MANAGEMENT, LLC,
a Utah limited liability company,
by its two Managers:

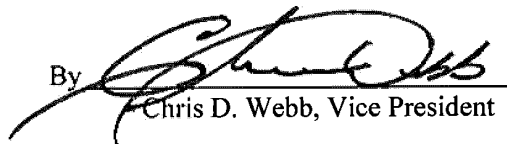
THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By _____
Robert D. Heywood, Manager

GARN DEVELOPMENT COMPANY, LLC,
a Utah limited liability company

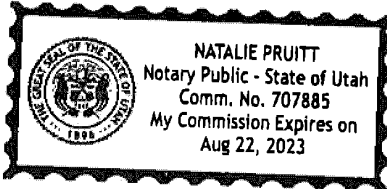
By _____
Kevin S. Garn, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By  _____
Chris D. Webb, Vice President

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of December, 2020, by Robert D. Heywood, the Manager of The Ritchie Group, L.C., one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant Development, LLC.



Natalie Pruitt
Notary Public

My Commission Expires:

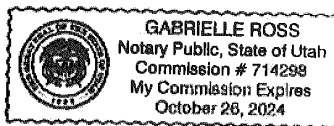
August 22, 2023

Residing at:

1545 E Brickyard Road Suite 70
Salt Lake City, UT 84106

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 17 day of December, 2020, by Michael R. Christensen, the Manager of Garn Development Company, LLC, one of the Managers of Quadrant Management, LLC, one of the Managers of XR Quadrant Development, LLC.



Gabrielle Ross
Notary Public

My Commission Expires:

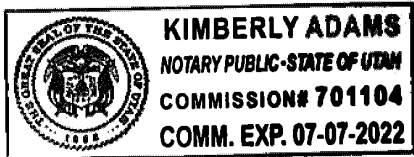
10/26/2024

Residing at:

Layton, UT

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 15 day of December, 2020, by Chris D. Webb, the Vice President of Allied Solutions Group, Inc., one of the Managers of XR Quadrant Development, LLC.



Kimberly Adams
Notary Public

My Commission Expires:

July 7, 2022

Residing at:

Utah County

When Recorded Return to and Send Tax Notices to:
XR Quadrant II, LLC
1245 Brickyard Rd., Ste. 70
Salt Lake City, UT 84106

14026702 B: 11377 P: 9238 Total Pages: 3
10/07/2022 10:17 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Parcel No.: 07-27-100-009 (portion)

SPECIAL WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants (only as against those claiming by, through or under Grantor) to XR QUADRANT II, LLC, a Utah limited liability company ("Grantee"), all of Grantor's interest in the following described real property situated in Salt Lake County, State of Utah:

LOT 2, THE QUADRANT – PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH all easements, rights, entitlements, improvements and privileges appurtenant thereto.

SUBJECT TO county taxes and assessments not delinquent, easements, rights of way, covenants, conditions and restrictions and all other matters of record.

[signature page follows]


Witness the hand of Grantor, executed this 6 day of October, 2022.

GRANTOR:

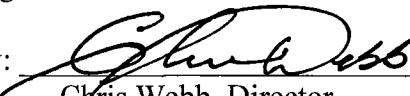
XR QUADRANT DEVELOPMENT, LLC
a Utah limited liability company

By: QUADRANT MANAGEMENT, LLC
Its: Manager

By: The Ritchie Group, L.C.
Its: Manager

By: 
Paul Ritchie, Manager

By: ALLIED SOLUTIONS GROUP, INC.
Its: Manager

By: 
Chris Webb, Director

[notary page follows]

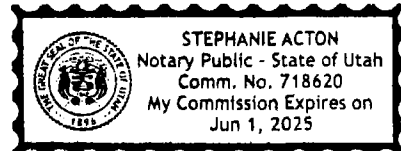
STATE OF UTAH)
) ss.:
COUNTY OF Salt Lake)

This instrument was acknowledged before me on this 3rd day of October, 2022, by Paul Ritchie, as Manager of The Ritchie Group, L.C. the Manager of Quadrant Management, LLC, the Manager of XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company, on behalf of said company.

Stephanie Acton
Notary Public

My Commission Expires:

6/1/25



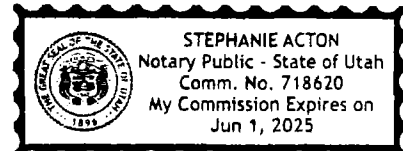
STATE OF UTAH)
) ss.:
COUNTY OF Salt Lake)

This instrument was acknowledged before me on this 4th day of October, 2022, by Chris Webb, as Director of Allied Solutions Group, Inc., the Manager of XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company, on behalf of said company.

Stephanie Acton
Notary Public

My Commission Expires:

6/1/25



When Recorded, Return and Send Tax Notices to:
XR Quadrant III, LLC
1245 E Brickyard Rd., Ste. 70
Salt Lake City, UT 84106

14267237 B: 11506 P: 3219 Total Pages: 3
07/22/2024 03:48 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RUDD & HAWKES TITLE INSURANCE AGENCY, LLC
75 W TOWNE RIDGE PKWY STE 150 SANDY, UT 840705538

Tax Parcel No. 07-27-100-011

WARRANTY DEED

For good, valuable consideration, the receipt and sufficiency of which are hereby acknowledged, XR QUADRANT DEVELOPMENT, LLC, a Utah limited liability company ("Grantor"), hereby conveys in fee and warrants to XR QUADRANT III, LLC, a Utah limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real property situated in Salt Lake County, State of Utah:

[See attached Exhibit "A"]

For reference: Tax Parcel No. 07-27-100-011

TOGETHER WITH all improvements located thereon; all easements, if any, benefiting the property; all rights, benefits, privileges and appurtenances pertaining to the property, and all water, water rights, oil, gas or other mineral interests in, on, under or above the property.

GRANTOR:

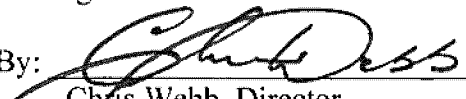
XR QUADRANT DEVELOPMENT, LLC
a Utah limited liability company

By: QUADRANT MANAGEMENT, LLC
Its: Manager

By: The Ritchie Group, L.C.
Its: Manager

By: 
Paul Ritchie, Manager

By: ALLIED SOLUTIONS GROUP, INC.
Its: Manager

By: 
Chris Webb, Director

(notary page follows)

State of Utah)
) ss.
County of Salt Lake)

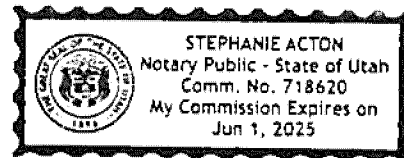
On the 15th day of July, 2024, personally appeared before me Paul Ritchie, Manager of The Ritchie Group, L.C., the Manager of Quadrant Management, LLC, the Manager of XR Quadrant Development, LLC, signer of the above instrument, who duly acknowledged to me that he executed the same.

Stephanie Acton

Notary Public

My Commission expires 6/1/2025

Residing at 1245 E. Brickyard Rd #70
SLC, Utah 84106



State of Utah)
) ss.
County of Salt Lake)

On the 15th day of July, 2024, personally appeared before me Chris Webb, the Director of Allied Solutions Group, Inc., the Manager of XR Quadrant Development, LLC, signer of the above instrument, who duly acknowledged to me that he executed the same.

Stephanie Acton

Notary Public

My Commission expires 6/1/2025

Residing at 1245 E. Brickyard Rd. #70
SLC, Utah 84106

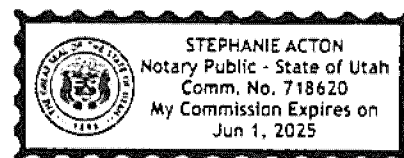


EXHIBIT A
LEGAL DESCRIPTION

Parcel 1:

PARCEL A, THE QUADRANT - PLAT "A" SUBDIVISION, RECORDED ON SEPTEMBER 27, 2022 IN BOOK OF PLATS 2022P, PAGE 229 AS ENTRY NO. 14022063, IN BOOK 11375, AT PAGE 5065 ACCORDING TO THE SALT LAKE COUNTY RECORDER'S OFFICE.

Parcel 2:

Non-exclusive appurtenant easements set forth in that certain Declaration to Covenants, Conditions, and Restrictions recorded April 5, 2024, as Entry No. 14224757, in Book 11482, at Page 7153 in the office of the County Recorder.

Parcel 3:

Non-exclusive appurtenant easements set forth in that certain Amended and Restated Declaration of Easement, Covenants and Restrictions recorded June 14, 2021, as Entry No. 13690259, in Book 11190, at Page 1486 in the office of the County Recorder.