

**WHEN RECORDED RETURN TO:**

HEIDI CLARK  
CALLISTER, BROBERG & BECKER  
700 N. BRAND BOULEVARD, #560  
GLENDALE, CA 91203

**MAIL TAX NOTICES TO:**

R&C CORBETT, LLC  
1221 E. SIERRA MADRE AVE.  
GLENDOORA, CA 91741

13182520

01/30/2020 12:26 PM \$40.00

Book - 10890 Pg - 7327-7329

RASHELLE HOBBS

RECODER, SALT LAKE COUNTY, UTAH

US DEEDS

423 LITHIA PINECREST ROAD

BRANDON FL 33511

BY: CBA, DEPUTY - MA 3 P.

SPACE ABOVE FOR COUNTY RECORDER'S USE

**PARCEL I.D. NO. 08-35-379-001-0000 and 08-35-379-002-0000**

**WARRANTY DEED**

CYNTHIA R. CORBETT, a married woman, as to an undivided 7% interest, and RUSSELL CORBETT and CYNTHIA R. CORBETT, husband and wife, as to an undivided 30% interest (herein, "Grantor"), whose address is 1221 E. Sierra Madre Ave., Glendora, CA 91741, for no consideration, hereby conveys and warrants to R&C CORBETT, LLC, an Utah limited liability company (herein, "Grantee"), whose address is 1221 E. Sierra Madre Ave., Glendora, CA 91741, all of Grantor's right, title and interest in and to that certain real property located in Salt Lake County, Utah, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1055-1075 West North Temple, Salt Lake City, UT 84116

Executed this 30<sup>th</sup> day of December, 2019.

[Signatures on following page(s).]

**GRANTOR**

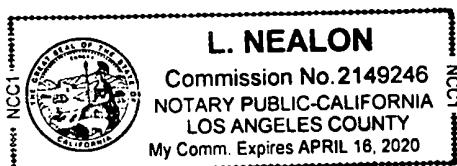


Cynthia R. Corbett

STATE OF California  
COUNTY OF Los Angeles

On this Dec 30 2019 [insert date], before me L. Nealon [notary public name], a notary public, personally appeared Cynthia R. Corbett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]



L. Nealon  
SIGNATURE OF NOTARY PUBLIC

My commission expires: April 16 2020

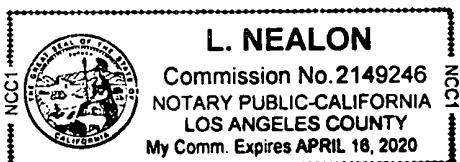
GRANTOR

Russell Corbett  
Russell Corbett

STATE OF California  
COUNTY OF Los Angeles

On this Dec 30 2019 [insert date], before me L. Nealon [notary public name], a notary public, personally appeared Russell Corbett, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]



L. Nealon  
SIGNATURE OF NOTARY PUBLIC

My commission expires: April 16 2020

**EXHIBIT A**

**UNITS 1 AND 2, FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11719933, IN BOOK 2013P OF PLATS, AT PAGE 179, INCLUDING ALL BENEFICIAL RIGHTS AND INTERESTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE FAIRPARK COMMERCIAL CONDOMINIUMS, RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, AS ENTRY NO. 11719934, IN BOOK 10175, AT PAGE 179, OF OFFICIAL RECORDS (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).**

**TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURtenant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM, WHICH MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH ARE APPURtenant TO SAID UNITS, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

14358039 B: 11556 P: 5003 Total Pages: 4  
03/14/2025 01:15 PM By: Mwestergard Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: NATIONAL TITLE AGENCY OF UTAH, INC.  
6770 S 900 EMIDVALE, UT 840471773

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

KEPPEL, LLC  
c/o ROBERT D. KEIJONEN, ESQ.  
P.O. BOX 426  
GLEN DORA, CA 91740-0426

**MAIL TAX STATEMENTS TO:**

KEPPEL, LLC  
911 E. PIONEER ROAD  
DRAPER, UT 84020

APN:08-35-379-001-0000 & 08-35-379-002-0000

**SPECIAL WARRANTY DEED**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
**KEPPEL ONE, LLC, a California Limited Liability Company, Grantor**, hereby conveys and  
warrants all of its undivided interest to:

**KEPPEL, LLC, a Utah Limited Liability Company**

the real property in the County of Salt Lake, State of Utah, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

Dated: March 11, 2025

GRANTOR:

KEPPEL ONE, LLC, a California Limited  
Liability Company

By: Kenneth L. Hatch  
KENNETH L. HATCH, Manager

By: Cynthia R. Corbett  
CYNTHIA R. CORBETT, Manager

By: Diane Nielson 3/12/25  
DIANE NIELSON, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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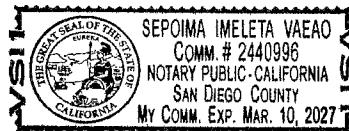
STATE OF California  
COUNTY OF San Diego

On March 11, 2025, before me, Seponimalmeleta Vaeao, a Notary Public personally appeared **CYNTHIA R. CORBETT**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia



This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

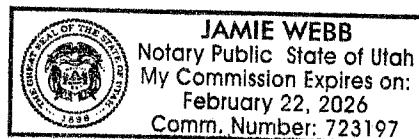
STATE OF Utah  
COUNTY OF Davis

On 03 14, 2025, before me, Jamie Webb, a Notary Public personally appeared **KENNETH L. HATCH**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jamie Webb



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On MARCH 12, 2025, before me, JASON WOODIN, a Notary Public personally appeared **DIANE NIELSON**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jason Woodin

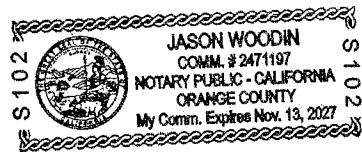


EXHIBIT "A"

UNITS 1 AND 2, FAIRPARK COMMERCIAL CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, UTAH AS ENTRY NO. 11719933, IN BOOK 2013P OF PLATS, AT PAGE 179, INCLUDING ALL BENEFICIAL RIGHTS AND INTERESTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM FOR THE FAIRPARK COMMERCIAL CONDOMINIUMS, RECORDED SEPTEMBER 6, 2013 IN SALT LAKE COUNTY, AS ENTRY NO. 11719934, IN BOOK 10175, AT PAGE 179, OF OFFICIAL RECORDS (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED).

TOGETHER WITH: (A) THE UNDIVIDED OWNERSHIP INTEREST IN SAID CONDOMINIUM PROJECT'S COMMON AREAS AND FACILITIES WHICH ARE APPURTEnant TO SAID UNITS, (THE REFERENCED DECLARATION OF CONDOMINIUM, WHICH MAY PROVIDE FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED OWNERSHIP INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES); (B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH ARE APPURTEnant TO SAID UNITS, AND (C) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID CONDOMINIUM PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND MAP MAY HEREAFTER BE AMENDED OR SUPPLEMENTED) AND THE UTAH CONDOMINIUM OWNERSHIP ACT.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2016 AND THEREAFTER.

APN:08-35-379-001-0000 & 08-35-379-002-0000

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

DNSNSIX, LLC  
c/o Brian Nielson  
5325 Fillmore Ave  
Ogden, UT 84403

14401651 B: 11581 P: 1449 Total Pages: 2  
06/25/2025 11:11 AM By: EMEhanovic Fees: \$40.00  
Rashelie Hobbs, Recorder, Salt Lake County, Utah  
Return To: AZIMUTH LEGAL SOLUTIONS  
5325 FILLMORE AVE OGDEN, UT 84403



MAIL TAX STATEMENTS TO:  
KEPPEL, LLC  
91 J E. PIONEER ROAD  
DRAPER, UT 84020

APN: 08-35-379-001-0000 & 08-35-379-002-0000

### SPECIAL WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **DIANE NIELSON**, Grantor, hereby conveys and warrants all of her undivided interest to:

**DNSNSIX LLC, a Utah Limited Liability Company**

the real property in the County of Salt Lake, State of Utah, described as:

Legal Description attached hereto and made a part hereof as Exhibit "A"

Dated: April 7, 2025

GRANTOR:

DIANE NIELSON

By: DIANE NIELSON  
DIANE NIELSON

STATE OF Utah  
COUNTY OF Salt Lake

On April 7, 2025, before me, Jordan William Rhetta Johnson, a Notary Public personally appeared DIANE NIELSON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

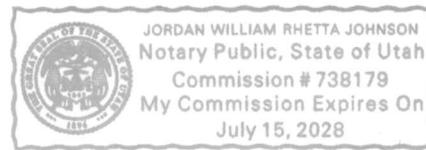


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SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2016 AND THEREAFTER.

APN: 08-35-379-001-0000 & 08-35-379-002-0000