

3
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

269 BROOKLYN LLC
313 Eureka Street
San Francisco, California 94114

14078627 B: 11404 P: 6340 Total Pages: 4
03/06/2023 12:46 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROWE & WALTON
915 S MAIN ST BOUNTIFUL, UT 84010



Tax Parcel Nos.: 15-12-406-004-0000;
15-12-406-013-0000; 15-12-406-017-0000

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 269 BROOKLYN LLC, a Utah limited liability company, ("**Grantor**"), conveys to JCI, Inc, a Utah corporation ("**Grantee**"), whose address for tax purposes is 915 Sugar Plum Court, North Salt Lake, UT 84054, a 38% (thirty-eight percent) undivided, tenants-in-common interest and warrants against all claiming by, through, or under Grantor, but not otherwise, that certain real property situated in Salt Lake County, Utah, and more particularly described in the attached Exhibit A (the "**Property**").

TOGETHER with all rights, privileges, tenements, hereditaments, and appurtenances to the Property or in any way appertaining thereto, and SUBJECT TO all covenants, conditions, restrictions, reservations, easements, declarations, liens, encumbrances, or other matters of record or which a physical inspection or survey would reveal.

Dated to be effective as of: January 15, 2023

[signatures on following pages]

269 Brooklyn LLC,
a Utah limited liability company

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

Debra K. Harris
Notary Public
Resident of: 1 DOVER CT


 Notary Public - State of Utah
DEBRA K. HARRIS
Comm. #706938
My Commission Expires
June 29, 2023

EXHIBIT A

Legal Description

The following tract of land in the County of Salt Lake, State of Utah:

PARCEL 1:

THE WEST 10 FEET OF LOT 4, ALL OF LOT 5 AND THE EAST 2 ½ OF LOT 6, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-004-0000

PARCEL 2:

THE WEST 22 ½ FEET OF LOT 6, ALL OF LOT 7 AND THE EAST 12 ½ FEET OF LOT 8, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-013-0000

PARCEL 3:

THE WEST HALF OF LOT 8, ALL OF LOTS 9, 10, 11 AND 12, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "B" OF PLATS AT PAGE 91 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

Tax Parcel No. 15-12-406-017-0000

Exhibit A

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14356499 B: 11555 P: 7159 Total Pages: 3
03/11/2025 12:55 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE SETTLEMENT SERVICES
9272 S 700 ESANDY, UT 840706209

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 269 Brooklyn Avenue
Salt Lake City, UT 84101

WARRANTY DEED

JCI, Inc, a Utah Corporation

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

269 Brooklyn LLC, a Utah Limited Liability Company to a 62% interest and JCI Inc, a Utah Corporation to a 38% interest

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

The West half of Lot 8, all of Lots 9, 10, 11 and 12, Block 2, West 2, West Drive Subdivision, according to the Official Plat thereof, filed in Book "B" of Plats at Page 91, in the Official Records of the Salt Lake County Recorder.

Tax Serial No. 15-12-406-017

also known by street and number of: 269 Brooklyn Avenue, Salt Lake City, UT 84101

TG File No. 50018-KT

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this ^{6th} day of March, 2025.

Jesse Curtis, President

03/06/2025

JCI Inc, a Utah Corporation

By: Jesse Curtis, President

STATE OF
COUNTY OF

On this ____ day of October, 2024, personally appeared Jesse Curtis, President of JCI Inc, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is the President of JCI Inc and said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said President acknowledged to me said Corporation executed the same.

Witness my hand and official seal.

Notary Public

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Jurat

Warranty Deed for Jesse Curtis, President

Document Date: 03/06/2025

Number of Pages (including notarial certificate): 2

Warranty Deed for Jesse Curtis, President

State of Texas

County of Harris

Notary Public, State of Texas, Harris County

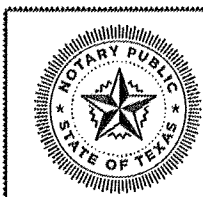
Sworn to and subscribed before me

on 03/06/2025 by Jesse Curtis, President .

KaTasha Owens

ID # 13170071-0

03/06/2025



KaTasha Owens

ID NUMBER
13170071-0
COMMISSION EXPIRES
August 28, 2026

Electronically signed and notarized online using the Proof platform.