

Mail Recorded Deed & Tax Notice To:
Garff Properties-NWS, LLC,
111 East Broadway, Suite 900
Salt Lake City, UT 84111

14294031 B: 11521 P: 6020 Total Pages: 6
09/30/2024 12:04 PM By: csummers 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.: 181593-MCF

SPECIAL WARRANTY DEED

Donald S. Beckstrand Family Limited Partnership,

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

Garff Properties-NWS, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-07-305-010 and 16-07-352-001 (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 ^{21st}~~30th~~ day of September, 2024.

Donald S. Beckstrand Family Limited
Partnership

BY: Barbara J. B. Greaves
Barbara J. B. Greaves
General Partner

BY: Nancy D. Beckstrand
Nancy D. Beckstrand
General Partner

BY: Linda L. Slick
Linda L. Slick
Limited Partner

BY: _____
Paul S. Beckstrand
Limited Partner

Dated this 26th day of September, 2024.

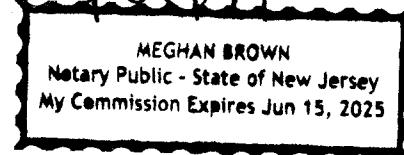
Donald S. Beckstrand Family Limited
Partnership

BY: _____
Barbara J. B. Greaves
General Partner

BY: _____
Nancy D. Beckstrand
General Partner

BY: _____
Linda L. Slick
Limited Partner

BY: _____
Paul S. Beckstrand
Limited Partner

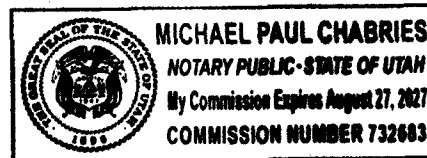


STATE OF UTAH

COUNTY OF Salt Lake

On this 30th day of September, 2024, before me, personally appeared Barbara J. B. Greaves, 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 Donald S. Beckstrand Family Limited Partnership.

Michael P Chabries
Notary Public

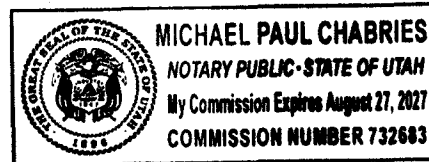


STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of September, 2024, before me, personally appeared Nancy D. Beckstrand, 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 Donald S. Beckstrand Family Limited Partnership.

Michael P Chabries
Notary Public

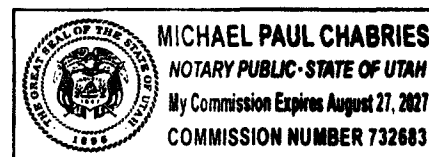


STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of September, 2024, before me, personally appeared Linda L. Slick, 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 Donald S. Beckstrand Family Limited Partnership.


Michael P Chabries
Notary Public



STATE OF New Jersey

COUNTY OF Cape May

On this 27 day of September, 2024, before me, personally appeared Paul S. Beckstrand, 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 Donald S. Beckstrand Family Limited Partnership.


Notary Public

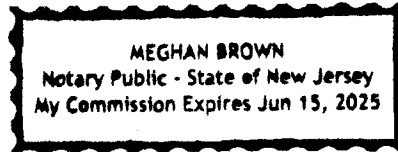


EXHIBIT A
Legal Description

PARCEL 1:

Beginning 66 feet East and 204.1 feet South of the Northwest corner of Lot 19, Block 22, Five Acre Plat "A", Big Field Survey, and running thence East 80 feet; thence South 50 feet; thence West 80 feet; thence North 50 feet to the place of beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 10, Block 4, COLUMBIA SUBDIVISION and running thence South 64 feet; thence East 80 feet; thence North 64 feet; thence West 80 feet to the place of beginning.

Mail Recorded Deed & Tax Notice To:
Garff Properties-NWS, LLC
111 East Broadway, Suite 900
Salt Lake City, UT 84111

14372485 B: 11564 P: 4476 Total Pages: 3
04/17/2025 12:37 PM By: dsalazar 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.: 188258-MCF

SPECIAL WARRANTY DEED

Ryan C. Moore and Olivia E. Wilkinson, as joint tenants,

GRANTOR(S), of Elk Point, State of South Dakota, hereby conveys and warrants against all who claim by, through, or under the grantor to

Garff Properties-NWS, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-07-353-002 (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 17th day of April, 2025.

Ryan C. Moore
Signed with **Stavvy**

Ryan C. Moore

Olivia E. Wilkinson
Signed with **Stavvy**

Olivia E. Wilkinson

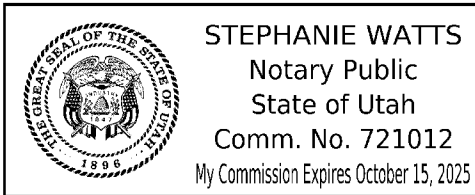
STATE OF UTAH

COUNTY OF DAVIS

On this 17th day of April, 2025, before me, personally appeared Ryan C. Moore, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

Stephanie Watts
Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

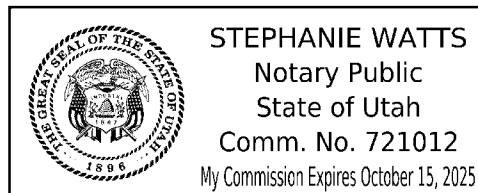
STATE OF UTAH

COUNTY OF DAVIS

On this 17th day of April, 2025, before me, personally appeared Olivia E. Wilkinson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

Stephanie Watts
Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A
Legal Description

The East one-half of Lots 10 and 11, Block 3, COLUMBIA SUBDIVISION, a subdivision of Lot 20, Block 22, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Mail Recorded Deed & Tax Notice To:
Garff Properties–NWS, LLC, a Utah limited liability company
111 E. Broadway, Suite 900
Salt Lake City, UT 84111



File No.: 158157-MCF

14465060 B: 11617 P: 7029 Total Pages: 3
11/18/2025 02:16 PM By: dkilpack 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

SPECIAL WARRANTY DEED

Schneider Properties, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Garff Properties-NWS, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-12-431-015 and 15-12-431-017 (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 18th day of November, 2025.

Schneider Properties, LLC, a Utah limited liability company

BY: _____

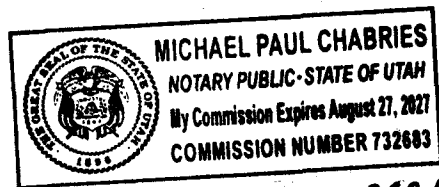
Kirk Y Schneider
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of November, 2025, before me, personally appeared Kirk Y Schneider, 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 Schneider Properties, LLC, a Utah limited liability company.

Michael P Chabries
Notary Public



732683

EXHIBIT A
Legal Description

PARCEL 1:

The East 74.375 feet of Lots 1 and 20, Block 4, NORTH COLUMBIA SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 1, 1902 as Entry No. 162020 in Book D at Page 75.

PARCEL 2:

All of Lots 14, 15, 16, 17, 18 and 19, Block 4, NORTH COLUMBIA SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on October 1, 1902 as Entry No. 162020 in Book D at Page 75.

Mail Recorded Deed & Tax Notice To:
Garff Properties-NWS, LLC, a Utah limited liability company
111 E. Broadway, Suite 900
Salt Lake City, UT 84111



File No.: 158158-MCF

14465063 B: 11617 P: 7065 Total Pages: 3
11/18/2025 02:18 PM By: dkilpack 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

SPECIAL WARRANTY DEED

1700 Investments, LLC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Garff Properties-NWS, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

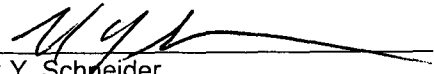
TAX ID NO.: 15-13-303-008 and 15-13-304-012 (for reference purposes only)

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 18th day of November, 2025.

1700 Investments, LLC, a Utah limited liability company

BY: 
Kirk Y. Schneider
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of November, 2025, before me, personally appeared Kirk Y. Schneider, 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 1700 Investments, LLC, a Utah limited liability company.


Notary Public

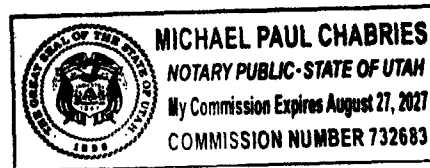


EXHIBIT A

Legal Description

PARCEL 1:

Beginning on the South right of way line of 1700 South Street at a point South 89°59'39" West 171.69 feet along the lot line between the Northeast corner and the Northwest corner of Lot 12, Block 1, Five Acre Plat B, Big Field Survey, and South 47°42'00" West 7.37 feet from said Northeast corner; thence North 89°59'39" East 59.44 feet along said right of way line to the Southeasterly right of way line of an existing 40 foot railroad right of way; thence South 47°42'00" West 485.54 feet along said right of way line and along the Northwesterly boundary line of the 17th South Industrial Park to the point of tangency with a 922.29 foot radius curve to the left; thence Southwesterly 311.58 feet along said right of way line and said boundary line and along the arc of said curve to the left (Note: Long Chord bears South 38°01'18" West 310.10 feet); thence North 89°10'00" West 44.85 feet to the existing Northwesterly railroad right of way line; thence North 00°03'30" East 573.04 feet to said 1700 South Street right of way line; thence South 89°38'10" East 416.82 feet along said right of way line; thence North 89°59'39" East 118.14 feet along said South right of way line to the point of beginning.

LESS AND EXCEPTING therefrom the following:

A parcel of land located in Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey a part of the West Half of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point South 89°59'39" West 114.49 feet along the North line of Lot 12, Block 1, Five Acre Plat B, Salt Lake City Survey and South 47°42'00" West 7.37 feet from the Northeast Corner of said Lot 12, and thence along the East line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of the Salt Lake County records South 47°42'00" West 224.47 feet; thence North 00°00'21" West 151.05 feet to said North line; thence North 89°59'39" East 166.04 feet to the point of beginning.

PARCEL 2:

A parcel of land located in Lots 12 and 13, Block 1, Five Acre Plat B, Big Field Survey a part of the Southwest of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point South 89°59'36" West 114.49 feet along the North line of Lot 12, Block 1, Five Acre Plat B, Big Field Survey and South 47°42'00" West 231.84 feet from the Northeast Corner of said Lot 12, and thence South 00°00'21" East 151.05 feet to the North line of Lot 5, 17th South Industrial Park, a subdivision recorded November 24, 1995 as Entry No. 6220553 in Book 95-11P at Page 330 of the Salt Lake County Records; thence along said line South 89°59'39" West 166.04 feet to the East line of property described in that certain Special Warranty Deed recorded September 24, 2013 as Entry No. 11730011 in Book 10180 at Page 463 of said records; thence North 47°42'00" East along said line 224.47 feet to the point of beginning.