

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

1050 S WASHINGTON LLC
313 Eureka Street
San Francisco, California 94114

Tax Parcel Nos.: 15-12-406-016-0000;
15-12-406-007-0000; 15-12-406-015-0000
15-12-406-018-0000;

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

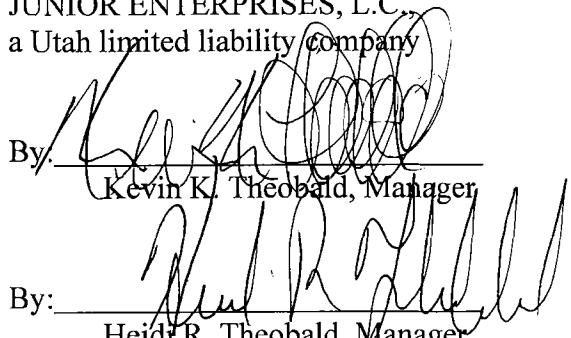
For the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, X-PENSIVE ENTERPRISES I, L.C., a Utah limited liability company, and JUNIOR ENTERPRISES, L.C., a Utah limited liability company (collectively, "**Grantor**"), convey to 1050 S WASHINGTON LLC, a Utah limited liability company ("**Grantee**"), whose address for tax purposes is 313 Eureka Street, San Francisco, California 94114, 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, or other matters of record or which a physical inspection or survey would reveal.

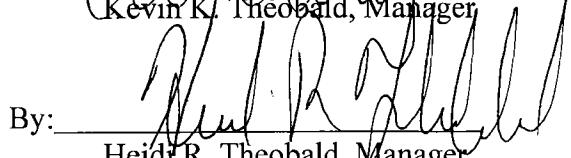
Dated to be effective as of: 10 - 5, 2022

[signatures on following pages]

JUNIOR ENTERPRISES, L.C.,
a Utah limited liability company

By: 

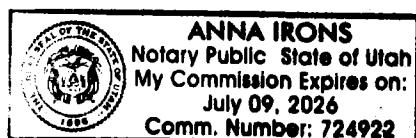
Kevin K. Theobald, Manager

By: 

Heidi R. Theobald, Manager

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

The foregoing instrument was acknowledged before me this 5th day of October,
2022, by Kevin K. Theobald, Manager of JUNIOR ENTERPRISES, L.C., a Utah limited liability
company.

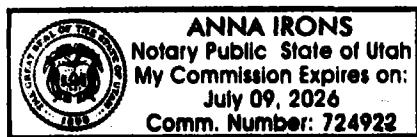



Anna Irons
Notary Public
Resident of: Salt Lake

My Commission Expires: 7-9-2026

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

The foregoing instrument was acknowledged before me this 5th day of October,
2022, by Heidi R. Theobald, Manager of JUNIOR ENTERPRISES, L.C., a Utah
limited liability company.




Anna Irons
Notary Public
Resident of: Salt Lake

My Commission Expires: 7-9-2026

Signature Page to Special Warranty Deed

GRANTOR:

X-PENSIVE ENTERPRISES I, L.C.,
a Utah limited liability company

By: _____

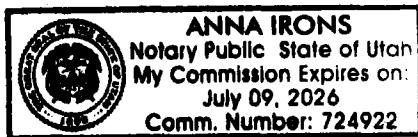
Kevin K. Theobald, Manager

By: _____

Heidi R. Theobald, Manager

STATE OF Utah)
: ss.
COUNTY OF Dalt Lake)

The foregoing instrument was acknowledged before me this 5th day of October, 2022, by Kevin K. Theobald, Manager of X-PENSIVE ENTERPRISES I, L.C., a Utah limited liability company.

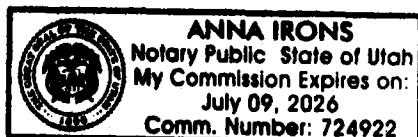


Anna Irons
Notary Public
Resident of: Dalt Lake

My Commission Expires: 7-9-2026

STATE OF Utah)
: ss.
COUNTY OF Dalt Lake)

The foregoing instrument was acknowledged before me this 5th day of October, 2022, by Heidi R. Theobald, Manager of X-PENSIVE ENTERPRISES I, L.C., a Utah limited liability company.



Anna Irons
Notary Public
Resident of: Dalt Lake

My Commission Expires: 7-9-2026

Signature Page to Special Warranty Deed

EXHIBIT A

Legal Description

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

PARCEL 1:

ALL OF LOTS 16, 17, 18, 19, 20, 21 AND THE EAST 50 FEET OF LOT 13, BLOCK 2, OF WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

ALSO

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'55" EAST 7.50 FEET; THENCE SOUTH 0°01'07" EAST 50.00 FEET; THENCE NORTH 89°53'55" EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH 0°01'07" EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 38°27'03" WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH 0°01'07" WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-016-0000

PARCEL 2:

LOTS 14 AND 15, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

Tax Parcel No. 15-12-406-007-0000

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, WEST DRIVE SUBDIVISION, AS SHOWN IN THE SALT LAKE CITY BIG FIELD SURVEY, 5 ACRE PLAT A; THENCE SOUTH 141.02 FEET MORE OR LESS TO WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY 25 FEET MORE OR LESS ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF LOT 13; THENCE NORTH 115 FEET TO THE NORTHEAST CORNER OF LOT 13; THENCE EAST 15 FEET TO THE POINT OF BEGINNING.

Exhibit A

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'55" EAST 7.50 FEET; THENCE SOUTH 0°01'07" EAST 50.00 FEET; THENCE NORTH 89°53'55" EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH 0°01'07" EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 38°27'03" WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH 0°01'07" WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-015-0000

PARCEL 4:

BEGINNING AT A POINT SOUTH 89°53'55" WEST 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 13, BLOCK 2, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0°01'07" EAST 71.68 FEET TO A POINT WHERE LOT 13 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 38°27'03" WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 91.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°53'55" EAST 56.81 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-018-0000

Exhibit A

4
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

14078626 B: 11404 P: 6337 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



1050 S WASHINGTON LLC
313 Eureka Street
San Francisco, California 94114

Tax Parcel Nos.: 15-12-406-016-0000;
15-12-406-007-0000; 15-12-406-015-0000
15-12-406-018-0000;

(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, 1050 S Washington LLC, a Utah limited liability company, ("Grantor"), conveys to JCC, 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: February 15, 2023

[signatures on following pages]

GRANTOR:

1050 S Washington LLC,
a Utah limited liability company

By: George F. Hauser

George F. Hauser, Trustee, George F. Hauser 1988 Revocable Inter-Vivos Trust, Member

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

The foregoing instrument was acknowledged before me this 15th day of November by
George F. Hauser, Trustee, George F. Hauser 1988 Revocable Inter-Vivos Trust, Member, 1050
S Washington LLC, a Utah limited liability company.

Debra K. Harris
Notary Public
Resident of: TOOELE, UT

My Commission Expires: 6/29/23



Signature Page to Special Warranty Deed

EXHIBIT A

Legal Description

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

PARCEL 1:

ALL OF LOTS 16, 17, 18, 19, 20, 21 AND THE EAST 50 FEET OF LOT 13, BLOCK 2, OF WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

ALSO

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH 89°53'55" EAST 7.50 FEET; THENCE SOUTH 0°01'07" EAST 50.00 FEET; THENCE NORTH 89°53'55" EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH 0°01'07" EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 38°27'03" WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH 0°01'07" WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-016-0000

PARCEL 2:

LOTS 14 AND 15, BLOCK 2, WEST DRIVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

Tax Parcel No. 15-12-406-007-0000

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 2, WEST DRIVE SUBDIVISION, AS SHOWN IN THE SALT LAKE CITY BIG FIELD SURVEY, 5 ACRE PLAT A; THENCE SOUTH 141.02 FEET MORE OR LESS TO WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY 25 FEET MORE OR LESS ALONG SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF LOT 13; THENCE NORTH 115 FEET TO THE NORTHEAST CORNER OF LOT 13; THENCE EAST 15 FEET TO THE POINT OF BEGINNING.

Exhibit A

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A: BIG FIELD SURVEY, AND RUNNING THENCE NORTH $89^{\circ}53'55''$ EAST 7.50 FEET; THENCE SOUTH $0^{\circ}01'07''$ EAST 50.00 FEET; THENCE NORTH $89^{\circ}53'55''$ EAST 7.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID WEST DRIVE SUBDIVISION; THENCE SOUTH $0^{\circ}01'07''$ EAST 103.68 FEET TO A POINT WHERE LOT 19 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH $38^{\circ}27'03''$ WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 24.12 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID WEST DRIVE SUBDIVISION; THENCE NORTH $0^{\circ}01'07''$ WEST 134.76 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-015-0000

PARCEL 4:

BEGINNING AT A POINT SOUTH $89^{\circ}53'55''$ WEST 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 13, BLOCK 2, WEST DRIVE SUBDIVISION LOCATED IN FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH $0^{\circ}01'07''$ EAST 71.68 FEET TO A POINT WHERE LOT 13 INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH $38^{\circ}27'03''$ WEST ALONG THE EASTERLY LINE OF SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY 91.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH $89^{\circ}53'55''$ EAST 56.81 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 15-12-406-018-0000

Exhibit A

14263237 B: 11504 P: 206 Total Pages: 4
07/11/2024 02:40 PM By: aallen 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: 313 Eureka Street
San Francisco, CA 94114

WARRANTY DEED

JCI, Inc., a Utah corporation who erroneously acquired title as JCC, Inc., a Utah corporation

GRANTOR

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

JCI, Inc., a Utah corporation

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:

SEE ATTACHED EXHIBIT "A"

Tax Serial No.

15-12-406-016
15-12-406-007
15-12-406-015
15-12-406-018

also known by street and number of: **1038 and 1050 S Washington Street SLC, UT 84101**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law
and equity and general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 10th day of July, 2024

Jesse Curtis

Jesse Curtis, President of JCI, Inc., a Utah corporation

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th July 2024 *XG*
day of ~~December, 2020~~, before me Xiomara J Giannelli, a notary public, personally appeared Jesse Curtis, President of JCI, Inc., a Utah corporation, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged they executed the same.

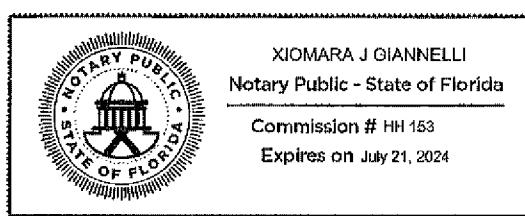
Witness my hand and official seal

Xiomara J Giannelli

Notary Public

Xiomara J Giannelli

Type of Identification produced: Utah Driver License



Notarized remotely online using communication technology via Proof.

My Commission Expires on: 07/21/2024

EXHIBIT A

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Tax Parcel No. 15-12-406-007-0000

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Tax Parcel No. 15-12-406-015-0000

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