

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831147MS

13569384
2/17/2021 12:57:00 PM \$40.00
Book - 11119 Pg - 8397-8398
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Paul Branch and Michelle Branch,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.

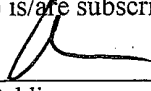

Paul Branch


Michelle Branch

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Paul Branch and Michelle Branch**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.


Notary Public
Residing In: Utah
Commission Expires: 02/25/22

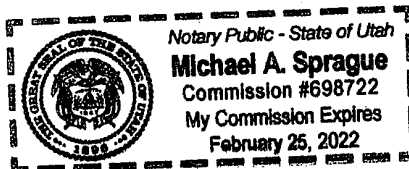


EXHIBIT A

File No.: 1831147MS

LEGAL DESCRIPTION

Beginning at a point on the East Right of Way line of a County Road, said point being East 1344.75 feet and Northwesterly along East Right of Way line of said County Road a distance of 456.78 feet from the Center of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence East 855.67 feet; thence North 245.0 feet; thence West 930.23 feet, more or less, to the East line of a County Road, aforesaid; thence Southeasterly along said Right of Way a distance of 256.09 feet, more or less, to the place of Beginning.

Situate in Salt Lake County, State of Utah.

The following is for informational purposes only:
Tax ID No. 08-09-276-020

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XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831147MS

13569385
2/17/2021 12:57:00 PM \$40.00
Book - 11119 Pg - 8399-8400
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

Paul Branch and Michelle Branch,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

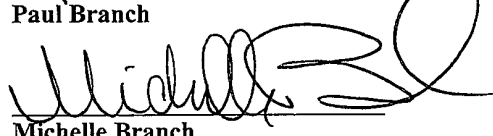
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-020

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Effective as of this 16th day of February, 2021.

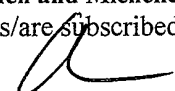

Paul Branch


Michelle Branch

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 16th day of February 2021, before me, Michael Sprague, a notary public, personally appeared **Paul Branch and Michelle Branch**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.


Notary Public
Residing In: Utah
Commission Expires: 02/25/22

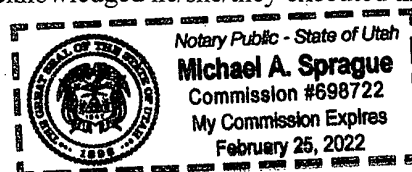


EXHIBIT A

File No.: 1831147MS

LEGAL DESCRIPTION

BRANCH PROPERTY

Beginning at a point on the east line of 2200 West Street, said point being South 89°59'47" West 1,420.99 feet along the section line and North 3,077.27 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 17°34'23" West 256.61 feet along said east line of said 2200 West Street;
thence East 925.30 feet;
thence South 244.64 feet;
thence West 847.82 feet to the point of beginning.

Contains 216,886 square feet or 4.979 acres.

The following is for informational purposes only:
Tax ID No. 08-09-276-020

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831068MS

13569386
2/17/2021 12:57:00 PM \$40.00
Book - 11119 Pg - 8401-8403
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

2200 West Holdings LLC, a Utah limited liability company,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

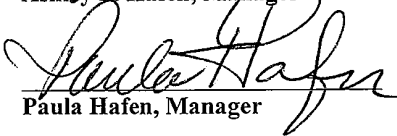
TAX ID NUMBER FOR PROPERTY: 08-09-276-022, 08-09-276-021, 08-09-276-016

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 12th day of February, 2021.

2200 West Holdings LLC


Ashley P. Hafen, Manager


Paula Hafen, Manager

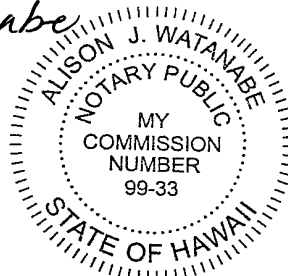
STATE OF: Hawaii

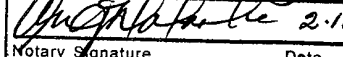
COUNTY OF: Kauai

On this 12th day of February 2021, personally before me appeared Ashley P. Hafen and Paula Hafen, who proven on the basis of satisfactory evidence are the Managers of 2200 West Holdings LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.


Notary Public

Alison J. Watanabe
Exp. 1.31.23



Doc. Date: 2.12.2021	# Pages: 3
Notary Name: Alison J. Watanabe Fifth Circuit	
Doc. Description: Special Warranty Deed	
	Date: 2.12.2021
Notary Signature	Date

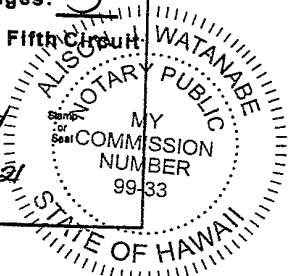


EXHIBIT A

File No.: 1831068MS

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET AND WEST 379.700 FEET AND NORTH 127 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST (AKA 2450 WEST) STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF SAID WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET; THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND ALL OTHER ROAD PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET AND WEST 379.700 FEET AND NORTH 127 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF 2200 WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT SOUTH 00°41'16" WEST 1307.129 FEET ALONG THE SECTION LINE AND NORTH 89°43'09" WEST 351.978 FEET TO THE CENTERLINE OF A THIRTY-FOOT WIDE RIGHT-OF-WAY FOR THE SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL AND SOUTH 36°52'34" EAST 235.969 ALONG SAID CENTERLINE FROM THE NORTHEAST

CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, TRUE BASIS OF BEARING OF THIS DESCRIPTION: THE NORTH QUARTER CORNER OF SECTION 9 MARKED BY A SALT LAKE COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT, BEARS NORTH 89°26'23" WEST 2670.209 FEET FROM SAID NORTHEAST CORNER OF SECTION 9, MARKED BY A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT; RUNNING THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING SIX COURSES:

1. SOUTH 36°52'34" EAST 825.438 FEET,
2. SOUTH 42°20'00" EAST 229.560 FEET,
3. SOUTH 22°16'10" EAST 100.030 FEET,
4. SOUTH 06°33'10" EAST 103.310 FEET,
5. SOUTH 08°10'00" WEST 138.530 FEET,
6. SOUTH 29°17'41" WEST 390.930 FEET;

THENCE SOUTH 86°13'13" WEST 863.983 FEET; THENCE SOUTH 89°53'37" WEST 43.655 FEET; THENCE NORTH 00°31'54" WEST 609.323 FEET; THENCE EAST 44.880 FEET; THENCE NORTH 951 FEET; THENCE EAST 377.867 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

EASEMENT AGREEMENT (EASEMENT FOR ACCESS & IRRIGATION PURPOSES) DATED MARCH 25, 2015 BY AND BETWEEN RUDY HOUSE, LLC, A UTAH LIMITED LIABILITY COMPANY, AND KYLE'S LLC, A UTAH LIMITED LIABILITY COMPANY (COLLECTIVELY "GRANTOR"), AND KYLE'S, LLC, A UTAH LIMITED LIABILITY COMPANY ("GRANTEE"), RECORDED MARCH 26, 2015 AS ENTRY NO 12018098 IN BOOK 10308 AT PAGE 6436 OF OFFICIAL RECORDS.

Also, without any warranties, Water Right #59-3306

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

QUIT CLAIM DEED

2200 West Holdings LLC, a Utah limited liability company,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

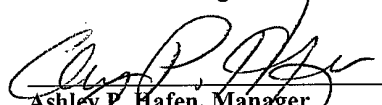
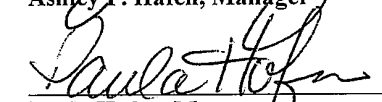
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 08-09-276-022, 08-09-276-021, 08-09-276-016

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Effective as of this 12th day of February, 2021.

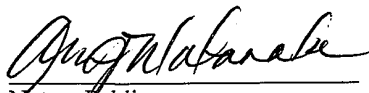
2200 West Holdings LLC

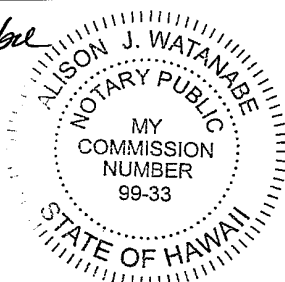

Ashley P. Hafen, Manager

Paula Hafen, Manager


STATE OF: Hawaii

COUNTY OF: Kauai

On this 12th day of February 2021, personally before me appeared Ashley P. Hafen and Paula Hafen, who proven on the basis of satisfactory evidence are the Managers of 2200 West Holdings LLC, and that said document was signed by them on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.


Notary Public
Alison J. Watanabe
Exp 1-31-23



Doc. Date: 2-12-2021	# Pages: 2
Notary Name: Alison J. Watanabe Fifth Circuit	
Doc. Description: Quitclaim Deed	
 Notary Signature	2.12.2021 Date

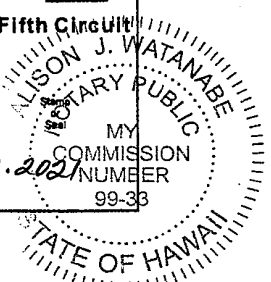


EXHIBIT A

File No.: 1831068MS

LEGAL DESCRIPTION

2200 WEST HOLDINGS LLC PROPERTY

Beginning at a point on the east line of 2200 West Street, said point being South 89°59'47" West 1,376.35 feet along the section line and North 2,936.35 feet from the Southeast Corner Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running:

thence North 17°34'23" West 147.81 feet along said east line of said 2200 West Street;
thence East 847.82 feet;
thence North 683.08 feet;
thence East 377.87 feet;
thence South 36°52'34" East 825.44 feet;
thence South 42°20'00" East 229.56 feet;
thence South 22°16'10" East 100.03 feet;
thence South 06°33'10" East 103.31 feet;
thence South 08°10'00" West 138.53 feet;
thence South 29°17'41" West 390.93 feet;
thence South 86°13'13" West 863.98 feet;
thence South 89°53'37" West 43.65 feet;
thence North 00°31'54" West 609.32 feet;
thence North 89°59'59" West 334.82 feet;
thence North 127.00 feet;
thence West 423.49 feet to the point of beginning.

Contains 1,470,634 square feet or 33.761 acres.

Also water right #59-3306