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6/24/2020 11:16:00 AM \$40.00
Book - 10966 Pg - 7422-7423
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 2 P.

MAIL TAX NOTICE TO:
WDG WV Convenience, LLC,
a Utah limited liability company
64 East 6400 South, Suite 120
Salt Lake City, UT 84107

SPECIAL WARRANTY DEED

JD Development, LLC, a California limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to WDG WV Convenience, LLC, a Utah limited liability company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

Beginning at a point on a fence line and on the North line of 3500 South Street which point is South 89°59'10" West along the section line of 692.00 feet and North 0°00'50" West 40 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°00'50" West along said fence 153.50 feet; thence North 89°59'10" East 94.83 feet; thence South 44°56'01" East 52.12 feet to a fence line; thence South 0°08'47" East along said fence 116.60 feet to the North line of 3500 South Street; thence South 89°59'10" West along said North line 131.90 feet to the point of beginning.

Less and Excepting therefrom, the land conveyed to West Valley City by that certain Warranty Deed recorded May 19, 2003 as Entry No. 8654549 in Book 8799 at Page 4340 of Official Records, more particularly described as follows:

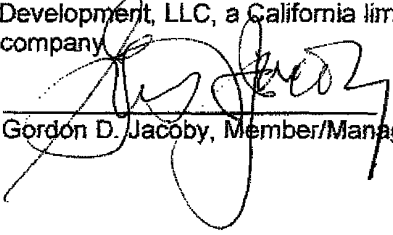
Beginning at a point on the existing North line of 3500 South Street which point is South 89°59'10" West along the section line 692.00 feet and North 00°00'50" West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'00" West 13.000 feet; thence North 89°59'10" East 131.872 feet along the new right-of-way line of 3500 South Street; thence South 00°08'47" East 13.006 feet to the existing North line of 3500 South Street; thence South 89°59'10" West 131.900 feet to the point of beginning.

Tax ID No. 14-26-476-032

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 18 day of June, 2020.

JD Development, LLC, a California limited liability company

By: 
Gordon D. Jacoby, Member/Manager

File No.: 726124
Warranty Deed – Continued
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State of California
County of Alameda

On this 18 day of June, 2020, personally appeared before me, the undersigned Notary Public, Gordon D Jacoby the Member/Manager of JD Development, LLC, a California limited liability company, personally known to me (or 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 before 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.

Sandra Bryant
Notary Public
My commission expires: July 21, 2022

