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4/20/2018 3:38:00 PM \$14.00
Book - 10667 Pg - 3053-3055
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
788 East 5th Avenue, LLC
3134 Broderick Street
San Francisco, CA 94123
Attn: Adam Hemberger



File No.: 98072-AH

SPECIAL WARRANTY DEED

Hudson-Walnut Group, LLC, a California Limited Liability Company

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

788 East 5th Avenue, LLC, a Utah limited liability company

GRANTEE(S) of San Francisco, State of California

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:

Beginning at the Northeast corner of Lot 4, Block 58, Plat "D", Salt Lake City Survey and running thence South 5 rods; thence West 57.5 feet; thence North 5 rods; thence East 57.5 feet to the point of beginning.


TAX ID NO.: 09-32-330-009 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 18 day of April, 2018.

Hudson-Walnut Group, LLC, a California
Limited Liability Company

BY: 
Sima Mikaelian Hovannessian
Manager/Partner

STATE OF CALIFORNIA

COUNTY OF _____

On the _____ day of April, 2018, personally appeared before me Sima Mikaelian Hovannessian, who acknowledged herself to be the Manager/Partner of Hudson-Walnut Group, LLC, a California Limited Liability Company, and that she, as such Manager/Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

see attached
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 04/18/2018 before me, Hayk Terzyan, Notary Public
(insert name and title of the officer)

personally appeared Sima Mikaelian Hovannessian,
who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

(Seal)