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2/21/2019 12:59:00 PM \$15.00
Book - 10754 Pg - 5076-5078
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Union Peaks, LLC, a Utah limited liability company
651 Galena Park Blvd #102
Draper, UT 84020



File No.: 100623-CAM

WARRANTY DEED

KM8 Holdings, LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Union Peaks, LLC, a Utah limited liability company

GRANTEE(S) of Draper, 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

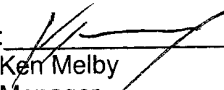
TAX ID NO.: 22-29-427-020 and 22-29-477-019 (for reference purposes only)

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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 20th day of February, 2019.

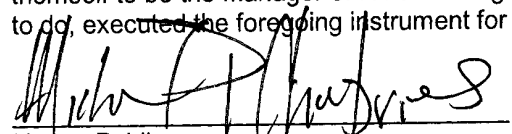
KM8 Holdings, LLC

BY: 
Ken Melby
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of February, 2019, personally appeared before me Ken Melby, who acknowledged themselves to be the Manager of KM8 Holdings, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

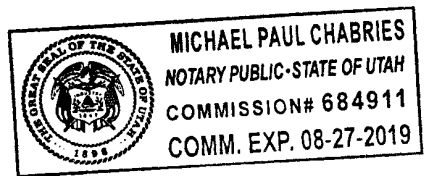


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point North 40°00'00" East 6.234 feet from the Western most corner of Lot 5, OVERLOOK AT UNION POINT SUBDIVISION, said point being North 00°07'04" East along the section line 1549.73 feet and West 1158.87 feet from the Southeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence along the Northerly boundary line of said Lot 5 the following five courses: (1) thence North 40°00'00" East 190.31 feet; (2) thence South 50°00'00" East 181.00 feet; (3) thence North 40°00'00" East 19.50 feet; (4) thence South 50°00'00" East 45.50 feet; (5) thence North 40°00'00" East 40.00 feet; thence South 50°00'00" East 45.74 feet; thence South 39°37'10" West 249.78 feet; thence North 50°00'34" West 273.89 feet to the point of beginning.

PARCEL 2:

Beginning at the Western most corner of Lot 5, OVERLOOK AT UNION POINT SUBDIVISION, said point being North 00°07'04" East along the section line 1544.96 feet and West 1162.87 feet from the Southeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence along the Northerly boundary line of said Lot 5 North 40°00'00" East 6.23 feet; thence South 50°00'00" East 336.14 feet; thence South 89°52'00" West 9.75 feet; thence North 50°00'00" West 328.681 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the boundaries of Union Park Avenue.