

Mail Recorded Deed and Tax Notice To:
CW The Charli Partnership, LP
1222 Legacy Crossing Blvd., Suite # 6
Centerville, UT 84014

12967002
4/12/2019 2:06:00 PM \$25.00
Book - 10769 Pg - 3095-3101
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.



File No.: 108366-CAF

WARRANTY DEED

CW The Charli Partnership, LP, a Delaware limited liability partnership

GRANTOR(S) of Centerville, State of Utah, hereby Conveys and Warrants to

CW The Charli Partnership, LP, a Delaware limited liability partnership

GRANTEE(S) of Centerville, 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, B, AND C (NOTICE OF SUBDIVISION LOT CONSOLIDATION)
ATTACHED HERETO**

TAX ID NO.: 15-12-277-012, 15-12-277-013 and 15-12-277-018 (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.

**THE PURPOSE OF THIS DEED IS TO CONSOLIDATE THREE (3)
PARCELS INTO A SINGLE LEGAL DESCRIPTION AND PARCEL AS APPROVED BY
SALT LAKE CITY.**

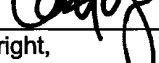
Dated this 12th, day of April, 2019.

CW THE CHARLI PARTNERSHIP, L.P.
a Delaware limited partnership

BY: CW THE CHARLI, LLC,
a Utah limited liability company

By: CW URBAN, LLC,
a Utah limited liability company
Its: Manager


By: CW GROUP, LLC,
a Utah limited liability company
Its: Manager

By: 
Colin Wright,
Sole Member/Manager

STATE OF UTAH

COUNTY OF Davis

On the 12 day of April, 2019, personally appeared before me Colin ~~W~~. Wright, who acknowledged himself to be the Manager of CW Group, LLC, a Utah limited liability company which is the Manager of CW Urban, LLC a Utah limited liability company, which is the Manager of CW The Charli, LLC, a Utah limited liability Manager of CW The Charli Partnership, L.P. a Delaware limited partnership, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

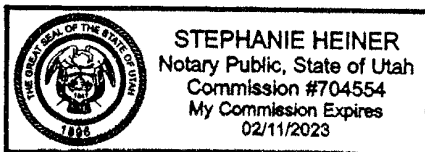


EXHIBIT A

Description Before Consolidation

PARCELS 1 AND 2:

All of Lots 11 and 12, of WALKER'S SUBDIVISION, of Block 4, Plat "A", Salt Lake City Survey, excepting therefrom the following described tract: Commencing 125.5 feet West of the Northeast corner of Lot 11, said Walker's Subdivision and running thence West 23 feet; thence South 245 feet; thence East 23 feet; thence North 245 feet to the place of beginning.

PARCEL 3:

A parcel of land located within Lots 11 and 12, Block 4, Plat "A", WALKER'S SUBDIVISION, Salt Lake City Survey, within Salt Lake City, State of Utah, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11; thence South 00°01'41" East, along the West lines of said Lots 11 and 12, parallel to and 8.5 feet Westerly of the Denver and Rio Grande Western Railroad Company's former I.C.C. Track 62-S6A2, a distance of 245.0 feet to the Southwest corner of said Lot 12; thence East, along the South line of Lot 12, a distance of 15.5 feet to the existing West property line of Glade Candy Company; thence North 00°01'41" West, along said existing West property line of Glade Candy Company parallel to and 7.0 feet Easterly of said I.C.C. Track 62-S6A2, a distance of 245.0 feet to a point on the North line of said Lot 11; thence West, along said North line of Lot 11 a distance of 15.5 feet to the point of beginning.

EXHIBIT B

Description After Consolidation

Beginning at the Northwest corner of Lot 11, Walkers Subdivision of Block 4, Plat "A", Salt Lake City Survey; said point being on the south right-of-way line of 800 South Street; said point also being North 89°56'40" East, along the monument line, 222.87 feet and North 00°03'20" West, 723.61 feet from a Salt Lake City Survey Monument located in the intersection of 900 South Street and West Temple Street; and running thence South 89°55'15" East, along the south right-of-way line of 800 South Street, 141.00 feet to a point on the west right-of-way line of Richards Street; thence South 00°01'41" East, along said west right-of way line of Richards Street, 245.00 feet to a point on the north line of Lot 13 of said Walkers Subdivision; thence North 89°55'15" West, along said north line of Lot 13, 141.00 feet; thence North 00°01'48" West, 245.00 feet to the point of beginning.

Contains: 34,543 Sq. Ft. (or 0.79 Acres)

After Recording return document to:

EXHIBIT C

Casey Stewart
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers
15-12-277-012
15-12-277-013
15-12-277-018

NOTICE OF SUBDIVISION LOT CONSOLIDATION

I, Casey Stewart, of the Salt Lake City Planning Division, on the 4th day of March, 2019, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.32.050, Recordable Instrument, and under authority of the Planning Director, approve the consolidation of two lots and one parcel into one parcel and legal description, as requested by Brandon Rindlisbacher, and as described in Exhibits A and B.

This action by the Salt Lake City Planning Division authorizes the property owner to record deeds to consolidate as approved by this notice. No subdivision plat will be required to be recorded with the County Recorder.

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed shall clearly indicate that the lots are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 11th day of April, 2019 in Salt Lake City, Utah.

Casey Stewart

Casey Stewart, Senior Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 11th day of April, 20 19, personally appeared before me, Casey Stewart, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Marlene Rankins
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/22/2022

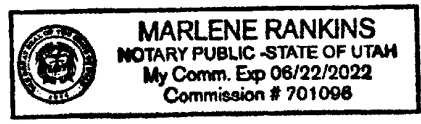


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