

Mail Tax notice to:
Grantee
722 South State Street
Salt Lake City, UT 84111
MNT File No.: 58163
Tax ID No.: 16-07-180-001

16-07-154-011e

12774292
5/17/2018 4:06:00 PM \$20.00
Book - 10675 Pg - 5471-5472
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

156 East Properties, LLC, a Utah limited liability company, also known as 156 East Properties, LLC

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

Huddard Properties LLC

GRANTEE of 722^u South State Street, Salt Lake City, UT 84111 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

All of Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, Amended Plat of Linden Park, a subdivision of Lot 11, Block 21, Five Acre Plat "A", Big Field Survey, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, of said Amended Plat of Linden Park, said point also being South 00°01'40" East 63.98 feet and North 89°58'20" East 40.00 feet, from a monument found at the intersection of 900 South Street and Edison Street (150 East) and running thence North 89°56'41" East 144.20 feet; thence South 00°01'57" West 191.19 feet; thence South 89°56'41" West 144.20 feet; thence North 00°01'57" East 181.19 feet to the point of Beginning.

Parcel 2:

Beginning at a point South 0°01'57" West 28.95 feet from the Northeast corner of Lot 20, Block 1, Linden Park #2, a subdivision of part of Block 21, Five Acre Plat "A", Big Field Survey, according to the Official Plat thereof on file and recorded in the Salt Lake County Recorder's Office, said point also being South 0°01'40" East 380.29 feet and South 89°58'20" West 40.33 feet, from a monument found at the intersection of 900 South Street and Edison Street (150 East), and running thence South 0°01'57" West 50.77 feet; thence South 89°57'16" West 147.50 feet; thence North 00°01'57" East 50.77 feet; thence North 89°57'16" East 147.50 feet to the point of Beginning.


SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 17th day of May, 2018.

156 East Properties, LLC, a Utah limited liability company, also known as 156 East Properties, LLC


By: Jennifer Giles Holley, Manager


By: Julie Giles, Manager


By: John R. Giles, Member

State of Utah, County of Salt Lake)ss:

On this date, May 17, 2018, personally appeared before me Jennifer Giles Holley, Julie Giles and John R. Giles, who being by me duly sworn did say that they are Managers and or Members of 156 East Properties, LLC, a Utah limited liability company, also known as 156 East Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Jennifer Giles Holley, Julies Giles and John R. Giles acknowledged to me that said limited liability company executed same.


Notary Public

