

13231531
3/31/2020 2:44:00 PM \$40.00
Book - 10919 Pg - 6253-6255
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COALITION TITLE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Power Station Investments LLC
P.O. Box 682925
Park City, UT 84068

Tax ID No.: 08-34-452-013-0000, 08-34-452-014-0000, and 08-34-401-015-0000

WARRANTY DEED

Power Station Investments, LLC, a Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

Power Station Investments, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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

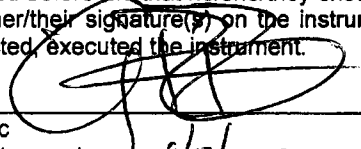
WITNESS, the hand of said grantor this 16 day of January, 2020.

POWER STATION INVESTMENTS, LLC, a Utah limited liability company
Henderson Development LLC, a Utah limited liability company, Manager

By: 
Blake Henderson, Manager

State of Utah
County of Summit

On this 16 day of January, 2020, personally appeared before me, the undersigned Notary Public, personally appeared Blake Henderson who is the Manager of Henderson Development LLC, Manager of Power Station Investments, LLC 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.


Notary Public
My commission expires: 8/12/2022

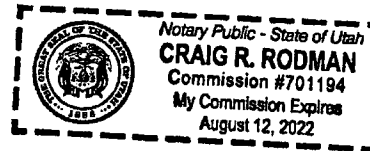


EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET WHICH IS SOUTH 89°58'02" WEST A DISTANCE OF 1340.26 FEET ALONG THE SECTION LINE; THENCE NORTH 00°01'56" WEST A DISTANCE OF 803.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; CONTINUING THENCE ALONG SAID RIGHT-OF WAY LINE SOUTH 89°58'38" WEST A DISTANCE OF 216.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00°00'00" EAST (NORTH) A DISTANCE OF 587.31 FEET; THENCE NORTH 90°00'00" EAST (EAST) A DISTANCE OF 16.39 FEET; THENCE SOUTH 00°01'56" EAST A DISTANCE OF 97.91 FEET; THENCE NORTH 89°58'38" EAST 200.20 FEET TO THE NORTHEAST CORNER OF LOT 22 BLOCK 2 OF AGRICULTURE PARK SUBDIVISION AND ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF CORNELL STREET THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°01'56" EAST A DISTANCE OF 489.40 FEET TO THE POINT OF BEGINNING.

(Tax Serial Nos. 08-34-452-013, 08-34-452-014 and 08-34-452-015)