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8/21/2020 2:31:00 PM \$40.00
Book - 11003 Pg - 6179-6182
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COALITION TITLE AGENCY
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:
Power Station Investments LLC
P.O. Box 682925
Park City, UT 84068

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" and EXHIBIT "B" ATTACHED HERETO

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

"The purpose of this Warranty Deed is to consolidate the following 3 Parcels shown on EXHIBIT 'A' into one (1) Parcel, shown on EXHIBIT 'B'. This deed is being recorded to clarify the Warranty Deed recorded, March 31, 2020 as Entry No. 13231531, in Book 10919 at page 6253, Salt Lake County Records.

WITNESS, the hand of said grantor this 21 day of August, 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 21st day of August, 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: May 26, 2024

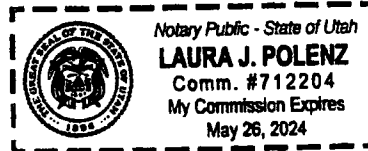


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All of Lots 1 through 22, inclusive, Block 2, AGRICULTURAL PARK PLAT B, according to the official plat thereof, filed in Book "C" of Plats at Page 92 of the Official Records of the Salt Lake County Recorder.

EXCEPTING THEREFROM:

- (1) That portion of said Lots 1, 2 and 3 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922978, in Book 300 at Page 390, of the Official Records of the Salt Lake County Recorder;
- (2) That portion of said Lots 4 and 5 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922979, in Book 300 at Page 391, of the Official Records of the Salt Lake County Recorder;
- (3) That portion of said Lots 6 and 7 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922980, in Book 300 at Page 392, of the Official Records of the Salt Lake County Recorder.

(TAX SERIAL No. 08-34-452-014)

PARCEL 2:

Commencing 804.24 feet North and 1103.9 feet East from the Southwest corner of the Southeast quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 587.55 feet; thence West 19.31 feet, thence Southerly 587.55 feet more or less to a point South 89°58'28" West 13.58 feet from beginning; thence North 89°58'28" East 13.58 feet to beginning.

(TAX SERIAL No. 08-34-452-015)

PARCEL 3:

Beginning at the Southwest Corner of Lot 7, Block 2, Agricultural Park Plat 'B' Subdivision, located in the Southeast Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian as recorded in the Salt Lake County Recorder's Office in Book 'C' Page 92 and running thence West 15.2 feet along the north line of North Temple Street to the west line of alley; thence North 490 feet along the west line of alley; thence East 15.2 feet to the Northwest Corner of Lot 16, Block 2 of said subdivision; thence South 130 feet to the Southwest Corner of said Lot 16; thence East 185 feet to the Southeast Corner of Lot 22, Block 2 of said subdivision; thence South 15 feet to the Northeast Corner of Lot 15, Block 2, of said subdivision; thence West 185 feet to the Northwest Corner of said Lot 15; thence South 345 feet to the point of beginning.

(TAX SERIAL No. 08-34-452-013)

EXHIBIT "B"
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)