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4/17/2018 1:45:00 PM \$13.00
Book - 10665 Pg - 8281-8282
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Ryoma Tanaka and Tomoko Tanaka
6312 South Cannonwood Drive
Taylorsville, UT 84123



File No.: 101688-JHP

WARRANTY DEED

Kizuna Investment Group LLC

GRANTOR(S) of Taylorsville, State of Utah, hereby Conveys and Warrants to
Ryoma Tanaka and Tomoko Tanaka, husband and wife

GRANTEE(S) of Taylorsville, 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.: 22-04-254-071 (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 2018 and thereafter; covenants, conditions, restrictions and
easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 4/17/18.

Kizuna Investment Group LLC

BY: 
Tomoko Tanaka
Sole Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 4/17/18, personally appeared before me Tomoko Tanaka, who
acknowledged himself/herself to be the Sole Member of Kizuna Investment Group LLC, a limited liability
company, and that he/she, as such Sole Member, being authorized so to do, executed the foregoing
instrument for the purposes therein contained.


Notary Public

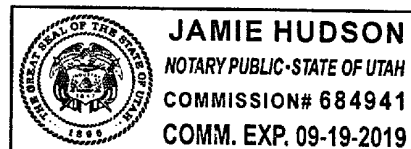


EXHIBIT A

PARCEL 1:

Beginning at a point that is South 14°04'30" East 129.87 feet along the centerline of Highland Drive and North 75°55'30" East 33.00 feet to the Easterly right of way line of said Highland Drive 70.94 feet from the Salt Lake County monument at the intersection of Lincoln Lane and Highland Drive; said point also being North 533.41 feet, West 2251.48 feet and South 14°04'30" East 70.94 feet from the East quarter corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 145.57 feet to the West line of the Holladay Commons Condominium project; thence following said West line of the Holladay Commons Condominium project the following three (3) courses: 1) South 39.87 feet, 2) East 17.67 feet, 3) South 59.00 feet; thence West 138.45 feet to the Easterly right of way line of Highland Drive; thence North 14°04'30" West along said Easterly right of way line 101.93 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within Highland Drive, including but not limited to that property granted in Warranty Deed recorded January 2, 2002 as Entry No. 8108845 in Book 8550 at Page 1637 of the official records.

PARCEL 1A:

A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, over the following described area:

Beginning at a point that is South 14°04'30" East 129.87 feet along the centerline of Highland Drive and North 75°55'30" East 33.00 feet to the East right of way line of Highland Drive and South 14°04'30" East 55.47 feet along said right of way from the Salt Lake County monument at the intersection of Lincoln Lane and Highland Drive; said point also being North 533.41 feet and West 2251.48 feet to said right of way and South 14°04'30" East 55.47 feet along said right of way from the East quarter corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said point also being 24.4 rods South and 910.5 feet East to said right of way and South 01°04'30" East 54.07 feet along said right of way from the Northwest corner of Lot 16, Block 1, Ten Acre Plat "A", Big Field Survey and running thence East 163.00 feet; thence South 15.00 feet; thence West 13.67 feet; thence South 15.00 feet; thence West 141.82 feet to said right of way; thence North 14°04'30" West 30.93 feet along said right of way to the point of beginning.