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8/14/2020 3:46:00 PM \$40.00  
Book - 10999 Pg - 3945-3947  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Oquendo Investments LLC, a Utah limited liability company  
1845 E. Meadow Dr  
Cottonwood Heights, UT 84121



File No.: 131651-CAY

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## WARRANTY DEED

Thornton Walker, Inc., a Utah corporation

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Oquendo Investments LLC, a Utah limited liability company

**GRANTEE(S)** of Cottonwood Heights, 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.:** 27-22-452-014 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 14th day of August, 2020.

Thornton Walker, Inc., a Utah corporation

BY: 

David ~~Boyle~~ Madsen  
President **DOYLE**

STATE OF UTAH

COUNTY OF SALT LAKE

**DOYLE**

On the 14th day of August, 2020, personally appeared before me David ~~Boyle~~ Madsen, who acknowledged himself to be the President of Thornton Walker, Inc., a Utah corporation, and that they, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 9, MAJESTIC COVE, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

ALSO:

Commencing at the Northeast corner of Lot 9, Majestic Cove and running thence East 1 foot; thence South 417.12 feet; thence West 1 foot; thence North 417.12 feet to the point of beginning.

ALSO:

Beginning at the Northeast corner of Majestic Cove Subdivision, as recorded and on file in the office of the Salt Lake County Recorder at Entry No. 2118468 in Book DD at Page 43 of Plats, said point being 1.00 foot East of the Northeast corner of Lot 9, of said plat; said point also being North, 844.28 feet and East, 1154.96 feet from the South quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East, 47.33 feet; thence South 00°07'46" West, along an existing chain-link fence and the Northerly extension thereof, a distance of 281.88 feet; thence South 00°13'55" West, along said fence, and the Southerly extension thereof, a distance of 110.25 feet; thence West, 46.25 feet; thence North, 392.12 feet, along the East line of said subdivision to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the North right of way line of 11745 South Street which point is more particularly described as being North, along section line a distance of 457.16 feet and East a distance of 1,153.96 feet from the South one quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence continue Easterly along said line, a distance of 1.00 foot; thence South, a distance of 25.00 feet; thence West, a distance of 1.0 foot; thence North, a distance of 25.00 feet to the point of beginning.