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09/02/2014 10:11 AM \$17.00
Book - 10257 Pg - 2608-2610
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BARBARA COLESSIDES
678 E 12TH AVE
SLC UT 84103
BY: SRA, DEPUTY - WI 3 P.

Return to:
Barbara Colessides
678 East 12th Avenue
Salt Lake City, Utah 84103

WARRANTY DEED

For good and valuable consideration and the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, **J & R INVESTMENT CO**, A UTAH LIMITED PARTNERSHIP of 678 East 12th Avenue, Salt Lake City, UT 84103 (**hereinafter "Grantor"**),

Does hereby bargain, grant, deed, warrant and convey to **PRAXIS PROPERTIES, LLC**, A UTAH LIMITED LIABILITY COMPANY of 678 EAST 12TH AVENUE, SALT LAKE CITY, UT 84103 (**hereinafter "Grantee"**),

The parcels of land together with improvements thereon located in Salt Lake County, State of Utah and more particularly described in Exhibit A attached hereto.

Together with the Grantors interest as Lessor in any and all extant leases on the described property.

Subject to recorded encumbrances thereon which, by the acceptance and recordation of this Warranty Deed by the Grantee, the Grantee assumes and agrees to pay and discharge the liabilities for which said encumbrances were given.

Subject to outstanding but unrecorded leases on some of the property which by the acceptance and recordation of this Warranty Deed by the Grantee, the Grantee assumes to attorn to, to honor and accept. Together with rentals due the Grantor by the Lessees which are by these presents assigned to the Grantee.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning laws and use, and other laws and regulations.

Subject to real estate taxes and assessments for the current and subsequent years which the Grantee assumes and will pay and discharge.

To have and to hold same by the Grantee, and its heirs, successors and assigns forever.

Grantor, hereby covenants with Grantee, its heirs, successors, and assigns, that Grantor lawfully owns the above-described property in fee simple absolute and that it has a good right to so convey and warrant to the Grantee the property and the title thereto.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 2nd day of September, 2014.

GRANTOR:

J & R INVESTMENT COMPANY, A UTAH LIMITED PARTNERSHIP

By *Barbara Billinis Colessides*
Barbara Billinis Colessides, the Managing Partner of the Grantor

STATE OF UTAH

COUNTY OF SALT LAKE: SS

On the 2nd day of September, 2014, before me, a Notary Public, personally appeared Barbara Billinis Colessides who acknowledged to me that she executed the foregoing Warranty Deed as the Managing Partner and on behalf of the Grantor as the free act and deed of the Grantor and in her authorized capacity to do so

Kristen Rivadeneira
Notary Public



EXHIBIT A

LOT 1 @ 647 West Billinis Road, South Salt Lake, Utah 84119 (parcel number 15-36-102-039-0000)

LOT 2 @ 3575 South 700 West, South Salt Lake, Utah 84119 (parcel number 15-36-102-040-0000)

LOT 3 @ 655 West Billinis Road, South Salt Lake, Utah 84119 (parcel number 15-36-102-041-0000)

The balance of Billinis Business Park Subdivision

Within and constituting all of Billinis Business Park Subdivision, according to the official plat thereof, filed in Book "2009P" of Plats at page 120 of the official records of the Salt Lake County Recorder.

And

Property located at 919 East 4500 South in Salt Lake County, Utah 84107 (parcel number 22-05-327-003-0000) and being more particularly described as follows:

Commencing 234.4 feet south and 568 feet west of center section 5, township 2 south, range 1 east, Salt Lake Base and Meridian, and running thence west 108.5 feet; thence north 216.17 feet; thence easterly 108.5 feet; more or less to a point due north of the point of beginning; thence south 216.17 feet to the point of beginning, being a part of lot 2, block 4, ten acre plat A, Big Field Survey.