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10/29/2020 12:59:00 PM \$40.00  
Book - 11049 Pg - 7349-7352  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:  
Covent Garden Holdings, LLC  
118 East 1267 South  
Draper, Utah 84020



File No.: 134592-KIP

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## WARRANTY DEED

Covent Garden Holdings, LLC, a Utah limited liability company as to its undivided 88.8166% interest  
**GRANTOR(S)** of Draper, State of Utah, hereby Conveys and Warrants to

Covent Garden Holdings, LLC, a Utah limited liability company as to an undivided 87.5436% interest and  
Welch Properties, LLC, a Utah limited liability company, as to an undivided 1.273% tenant-in-common  
interest

**GRANTEE(S)** of Bluffdale, 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.:** 33-11-400-021 (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 26th day of October, 2020.


Covent Garden Holdings, LLC, a Utah limited liability company an undivided 88.8166% interest

  
By: Steve Guymon

Its: Manager/Member

  
By: Matt Kelly

Its: Manager/Member

  
By: Shivam Shah  
Its: Managing Member

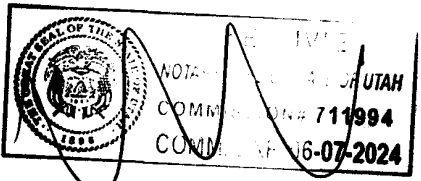
STATE OF UTAH

COUNTY OF UTAH



On the 26th day of October, 2020, personally appeared before me Steve Guymon, who acknowledged himself to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the 26th day of October, 2020, personally appeared before me Matt Kelly, who acknowledged himself to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



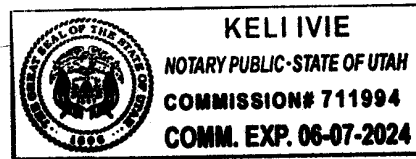
STATE OF UTAH

COUNTY OF UTAH

On the 26th day of October, 2020, personally appeared before me Shivam Shah, who acknowledged themselves to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.41 feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.22 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO the following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of Section 11; Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of 575.27 feet; thence North 89°36'28" East a distance of 77.25 feet; thence North 00°05'10" East a distance of 327.89 feet to the point of beginning.

**PARCEL 1A:**

The following described right-of-way over, upon and across the following described tract of land:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of said Section 11 and running thence South 89°36'28" West 50.00 feet; thence South 00°05'10" West 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West 27.25 feet along said North boundary to the Northwest corner of said tract; thence South 00°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 00°05'10" East 327.89 feet, more or less, to the point of beginning.

Tax Id No.: 33-11-400-021