

Mail Recorded Deed and Tax Notice To:
K4 Investments, LLC, a Utah limited liability company
1256 W Bateman Point Drive
West Jordan, UT 84084

13108724
10/25/2019 3:39:00 PM \$40.00
Book - 10851 Pg - 973-976
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 117369-CAY

WARRANTY DEED

204 Old Mill, LLC, a Utah limited liability company

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

K4 Investments, LLC, a Utah limited liability company

GRANTEE(S) of West Jordan, 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.: 22-23-253-013 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 25th day of October, 2019.

204 Old Mill, LLC, a Utah limited liability
company

BY: _____


Daniel Rhett Jeppson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 25th day of October, 2019, personally appeared before me Daniel Rhett Jeppson, who acknowledged himself to be the Manager of 204 Old Mill, 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
Legal Description

PARCEL 1:

Unit 204, contained within OLD MILL BUSINESS PARK CONDOMINIUMS, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah on February 2, 2005 as Entry No. 9289767 in Book 2005P at Page 23 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Old Mill Business Park Condominiums recorded in Salt Lake County, Utah as Entry No. 9289768 in Book 9090, at Page 5734 (as said Declaration may have heretofore been amended or supplemented), of the official records.

TOGETHER WITH: (A) The undivided interest in said condominium project's Common Areas and Facilities which is appurtenant to said unit; (B) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit; and (C) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

PARCEL 1A:

Easement rights, recital, maintenance, and covenant agreements contained within the following:

Private Road and Maintenance Agreement by and between Solitude Ski Corporation and L.G.P.D., L.C., recorded November 18, 1997 as Entry No. 6793378 in Book 7809 at Page 1459, Salt Lake County Recorder's office.

Amendment to the above instrument recorded February 19, 1998 as Entry No. 6867994 in Book 7884 at Page 1357 of official records.

Amendment to the above instrument recorded March 17, 1998 as Entry No. 6894856 in Book 7912 at Page 2869 of official records.

Described as follows:

Beginning at a point that is North 00°03'09" West 1102.37 feet and due West 100.17 feet from the center of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 77°11'17" East 598.09 feet; thence South 12°55'08" West 40.00 feet; thence North 77°11'17" West 72.19 feet; thence South 12°15'59" West 291.11; thence North 89°25'08" West 49.53 feet; thence North 12°16'59" East 301.61 feet; thence North 77°11'17" West 477.97 feet; thence North 12°26'45" East 40.00 feet to the point of beginning.

PARCEL 1B:

Cross Easement Agreement between T.C. Enterprise Investments, LC and Stillwater Trust dated January 1, 1999 and recorded January 26, 2005 as Entry No. 9282906 in Book 9087 at Page 4761, Salt Lake County Recorder's office.

Corrective Cross Easement Agreement recorded February 23, 2007 as Entry No. 10012178 in Book 9426 at Page 161.