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5/3/2019 4:50:00 PM \$19.00
Book - 10777 Pg - 2711-2714
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
4080 S West Temple, LLC, a Utah limited
liability company
423 W. Broadway, Suite 230
Salt Lake, UT 84101

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-945289-SLC1 (ami)**
A.P.N.: **15-36-476-034-4001**

44 Vine Street, LLC, an Idaho limited liability company, Grantor, of **Boise , Ada** County, State of **ID**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

4080 S West Temple, LLC, a Utah limited liability company, Grantee, of **Salt Lake , Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

COMMENCING 10.75 CHAINS (709.50 FEET) WEST OF THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 387.60 FEET; THENCE WEST 346.0 FEET TO THE O.S.L. RAILROAD CO, RIGHT-OF-WAY; THENCE SOUTH 12°52'32" EAST 397.60 FEET ALONG THE O.S.L. RAILROAD RIGHT-OF-WAY TO A POINT DUE WEST OF THE POINT OF BEGINNING; THENCE EAST 257.40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT A POINT WHICH IS NORTH 88°35'59" WEST 766.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 82°59'09" WEST 212.39 FEET; THENCE NORTH 12°52'32" WEST 151.60 FEET; THENCE SOUTH 89°54'51" EAST 149.55 FEET; THENCE NORTH 00°02'22" WEST 18.25 FEET; THENCE SOUTH 89°55'07" EAST 95.56 FEET; THENCE SOUTH 00°09'25" WEST 191.61 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN WEST TEMPLE STREET.

PARCEL 2:

COMMENCING 10.75 CHAINS WEST AND 387.6 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 15 FEET; THENCE WEST 5.33 CHAINS; THENCE SOUTH 15°30' EAST 15 FEET, MORE OR LESS; THENCE EAST 348.27 FEET TO BEGINNING.


PARCEL 3:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE STREET CENTERLINE MONUMENT REPRESENTING THE INTERSECTION OF 3900 SOUTH AND WEST TEMPLE, SAID POINT BEING SOUTH 41°32'05" EAST 50.09 FEET AND NORTH 00°51'10" EAST 1768.92 FEET AND NORTH 89°08'50" WEST 792.11 FEET FROM THE RECORD POSITION (AREA REFERENCE PLAT) OF THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST; RUNNING THENCE SOUTH 00°02'23" WEST 1297.88 FEET; THENCE NORTH 89°57'37" WEST 33.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WEST TEMPLE STREET AND THE POINT OF BEGINNING; RUNNING THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°02'23" WEST 42.00 FEET; THENCE NORTH 89°57'30" WEST 293.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE UTA TRAXX LINE CONVEYED TO UTAH TRANSIT AUTHORITY IN BOOK 6641, AT PAGES 1471-1472; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 13°38'04" WEST 43.23 FEET; THENCE SOUTH 89°57'30" EAST 303.41 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this 1st of May, 2019.

44 Vine Street, LLC, an Idaho limited liability company

By: 
Name: Brett Blazicek
Title: Manager

STATE OF _____)
)ss.
County of _____)

On _____, before me, the undersigned Notary Public, personally appeared **Brett Blazicek the Manager of 44 Vine Street, LLC, an Idaho limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

See the attached California Certificate of Acknowledgment
RD.

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

on May 1, 2019 before me, Rhiana Desuacido, Notary Public
(here insert name and title of the officer)

personally appeared Brett Blazicek

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rhiana Desuacido

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special Warranty Deed

containing 3 pages, and dated May 1, 2019

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # 55 Entry # 1

Notary contact: Rhiana Desuacido

Other

- Additional Signer(s)
- Signer(s) Thumbprint(s)

BK 10777 PG 2714