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1/24/2020 1:48:00 PM \$40.00  
Book - 10888 Pg - 4006-4007  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:  
Grantee  
5442 South 900 East #531  
Salt Lake City, Utah 84117  
MNT File No.: 67168  
Tax ID No.: 28-30-351-075  
~~28-30-351-076~~  
~~28-30-351-077~~

## WARRANTY DEED

Kristine Ann Properties, L.L.C., a Utah limited liability company and Alan Summerhays, Trustee of the Alan and Kristine Summerhays Charitable Remainder UniTrust, under agreement dated March 13, 2006,

**GRANTORS** of Draper, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Draper Wingate Development, LLC., a Utah limited liability company

**GRANTEE** of Salt Lake City, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

All of Lot 203, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of Official Records.

Parcel 2:

All of Lots 204, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of official records.

Parcel 2A:

Together with a nonexclusive access easement as disclosed by that certain Easement Agreement recorded September 19, 2006 as Entry No. 9849429 in Book 9352 at Page 9710 of official records.

Parcel 3:

All of Lot 205, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of official records.

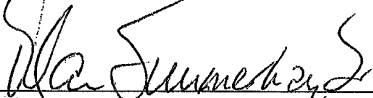
Parcel 3A:

Together with a nonexclusive access easement as disclosed by that certain Easement Agreement recorded September 19, 2006 as Entry No. 9849429 in Book 9352 at Page 9710 of official records.

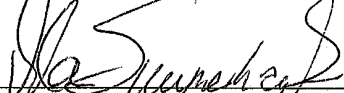
**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hands of said grantors, January 24, 2020.

Kristine Ann Properties, L.L.C., a Utah limited liability company

  
Alan Summerhays, Manager

The Alan and Kristine Summerhays Charitable Remainder UniTrust, under agreement dated March 13, 2006,

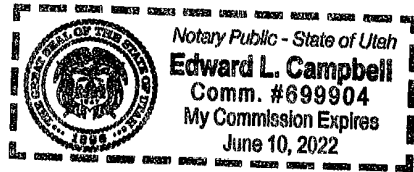
  
Alan Summerhays, Trustee

State of Utah, County of Salt Lake)ss:

On this date, January 24, 2020, personally appeared before me Alan Summerhays, who being by me duly sworn did say that he is the Manager of Kristine Ann Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Alan Summerhays acknowledged to me that said limited liability company executed same.

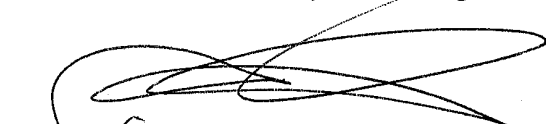


Notary Public  
My commission expires: 6-10-22  
Residing at: Cottonwood Heights, Utah

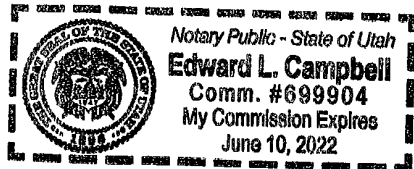


State of Utah, County of Salt Lake)ss:

On this date, January 24, 2020, personally appeared before me, Alan Summerhays, Trustee of the Alan and Kristine Summerhays Charitable Remainder UniTrust, under agreement dated March 13, 2006, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary-Public  
My commission expires: 6-10-22  
Residing at: Cottonwood Heights, Utah





**Exhibit "A"**

**Draper Wingate Lot Consolidation**

A parcel of land being all of Lots 203, 204 and 205 of Draper Crossing Subdivision Phase 2, recorded September 6, 2012 as Entry No. 11465899, in Book 2012P, at Page 136 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:

Beginning at a point on the east line of Minuteman Drive, said point being North 1,270.61 feet and East 801.27 feet from the Southwest Corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said Southwest Corner of Section 30 being North 89°48'40" West 163.83 feet along the section line from a Witness Corner for said Southwest Corner of Section 30, with the Basis of Bearing being North 89°53'10" East 2478.40 feet from the said Witness Corner to a Sandy City Street Monument in 300 East Street, said Street Monument being North 0°03'00" West 13.10 feet along the quarter section line from the South Quarter Corner of said Section 30; and running

thence East 136.86 feet;  
thence North 51.10 feet;  
thence East 192.00 feet;  
thence South 22.16 feet;  
thence South 89°40'10" East 26.19 feet;  
thence South 393.99 feet;  
thence South 89°57'00" West 186.83 feet;  
thence North 211.44 feet;  
thence West 177.16 feet;  
thence North 11°30'01" East 11.12 feet;  
thence North 02°08'47" West 10.18 feet;  
thence Northeasterly 36.73 feet along the arc of a 428.50 foot radius curve to the left (center bears North 81°32'09" West and the chord bears North 06°00'31" East 36.72 feet with a central angle of 04°54'41");  
thence South 86°25'58" East 6.24 feet;  
thence North 03°04'56" East 3.00 feet;  
thence North 86°49'42" West 6.22 feet;  
thence Northeasterly 21.07 feet along the arc of a 428.50 foot radius curve to the left (center bears North 86°50'33" West and the chord bears North 01°44'55" East 21.07 feet with a central angle of 02°49'03");  
thence North 00°21'13" East 47.52 feet;  
thence North 10°51'46" East 10.97 feet;  
thence North 00°21'13" East 14.03 feet to the point of beginning.

Contains 105,210 Square Feet or 2.415 Acres and 1 Lot