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11/6/2020 3:10:00 PM \$40.00
Book - 11056 Pg - 552-553
RASHELLE HOBBS
Recorder, Salt Lake County, UT
YORK HOWELL & GUYMON
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA
York Howell & Guymon
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 527-1040

Grantee Address:

404 North 300 West, Suite 103
Salt Lake City, Utah 84103

Parcel # 08-36-254-064

Warranty Deed

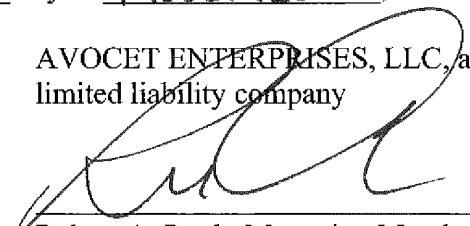
Avocet Enterprises, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS an undivided one-half (1/2) interest to Kestrel Holdings LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration the following described improved real property located in Salt Lake County, State of Utah:

Beginning at the Southwest corner of Lot 2, Block 121, Plat "A", Salt Lake City Survey, thence North 123.75 feet; thence East 153.00 feet; thence North 20.625 feet to the South line of property described in the Amended Order Quietening Title, dated November 15, 1999, recorded May 17, 2000, as Entry No. 7640389, in Book 8362, at Page 1491 of the official records; thence East 12.00 feet; thence South 41.25 feet; thence West 12.00 feet; thence South 20.625 feet; thence West 10.00 feet; thence South 82.50 feet ; thence West 143.00 feet to the point of beginning.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2020 and thereafter.

WITNESS the hand of said Grantor as of the 2ND day of NOVEMBER, 2020.

AVOCET ENTERPRISES, LLC, a Utah
limited liability company

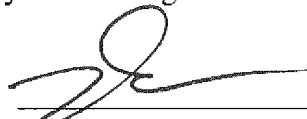


Robert A. Rock, Managing Member

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 2nd day of November, 2020, personally appeared before me **Robert A. Rock, Managing Member of Avocet Enterprises, LLC, a Utah limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.





Notary Public
Residing at: Salt Lake County, State of Utah