

When recorded mail to:
Grantee
215 North Redwood Road, Suite 8
North Salt Lake, UT 84054

12900853
12/11/2018 11:14:00 AM \$14.00
Book - 10737 Pg - 4965-4967
ADAM GARDINER
Recorder, Salt Lake County, UT
BENCHMARK TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

Order No. 14020

WARRANTY DEED

River Park Commons, LLC, a Utah limited liability company,

Grantor,

of Salt Lake City, County of Salt Lake, State of Utah
hereby CONVEY and WARRANT to

River Park Commons, LLC, a Utah limited liability company,

Grantee,

Of Salt Lake City, County of Salt Lake, State of Utah, for the sum of **Ten Dollars and other good and valuable consideration**, the following tract of land in **Salt Lake** County, State of **Utah**, to wit:

See Exhibit "A" attached hereto and therefore by this reference made a part hereof.

Property Tax ID #21-12-107-008

Also known by street and number as: 4878 South Murray Blvd, Murray, UT 84123

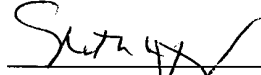
****THIS DEED IS BEING RECORDED TO CONFORM WITH THE SURVEYED LEGAL DESCRIPTION OF THE WITHIN DESCRIBED PROPERTY, AS PER SURVEY DATED APRIL 17, 2018, JOB NUMBER 18-148 PREPARED BY FOCUS ENGINEERING AND SURVEYING, LLC****

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

IN WITNESS WHEREOF, the Grantor has executed this deed on the 10 day of December 2018.

River Park Commons, LLC
a Utah limited liability company

By:



Nathan W. Pugsley

Its: Manager

State of Utah)
) ss.
County of Salt Lake)

On the 10 day of December 2018, personally appeared before me **Nathan W. Pugsley**, who being duly sworn, did say, that he is the Manager of **River Park Commons, LLC**, a Utah limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its By-Laws, and that the said **Nathan W. Pugsley**, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



Notary Public

My Commission Expires: July 27, 2021

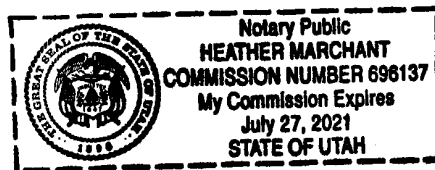


Exhibit "A"

An entire parcel of property, situate in the NW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 12; thence S00°05'04"E 145.36 feet being a measured distance to a Witness Corner in 4800 South Street; thence N89°49'23"W 1,390.53 feet to a Street Monument in 4800 South Street, being the Basis of Bearing; thence West 74.62 feet; thence South 789.92 feet to the POINT OF BEGINNING; said point being the intersection of the westerly right of way line of Murray Boulevard and the Northerly boundary of Hunter's Woods Condominium Plat, recorded in the Office of the Salt Lake County Recorder in Book 85-4, Page 70, as determined by survey; thence along the boundary of said Hunter's Woods Condominiums the following five (5) courses and distances: (1) S71°14'30"W 172.00 feet; thence (2) N00°04'30"E 55.72 feet; thence (3) N89°55'30"W 120.00 feet; thence (4) S00°04'30"W 60.68 feet; thence (5) S87°42'30"W 138.45 feet to the Northwest corner of said Hunter's Woods Condominium Plat; said point being the Easterly Boundary of the Citadel Broadcasting Company, per a Trustee's Quitclaim Deed recorded in the Office of the Salt Lake County Recorder as Entry #7620545, Book 8356, Page 0937; thence N00°04'29"E 307.43 feet along said Easterly Boundary line to the Northerly Boundary of said entire property; thence along said Northerly Boundary the following three (3) courses and distances: (1) N56°53'06"E 155.16 feet; thence (2) N34°53'06"E 138.70 feet; thence (3) N89°53'13"E 113.94 feet to the Westerly right of way line of said Murray Boulevard; thence along said Westerly right of way line the following three (3) courses and distances: (1) S02°06'35"E 69.04 feet; thence (2) along the arc of a curve to the left with a radius of 688.00 feet a distance of 197.53 feet through a central angle of 16°27'00" Chord: S10°20'05"E 196.85 feet; thence (3) S18°33'35"E 187.66 feet to the point of beginning.

Property Tax ID #: 21-12-107-008