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5/21/2019 3:04:00 PM \$40.00
Book - 10783 Pg - 2370-2372
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
45 Twelve, LLC, a Utah limited liability company
2386 Haven Lane
Holladay, UT 84117



File No.: 109175-CAU

WARRANTY DEED

SCS Cheyenne, LLC

GRANTOR(S) of Holladay, State of Utah, hereby Conveys and Warrants to

45 Twelve, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, 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.: 22-05-428-003, 22-05-428-004, 22-05-428-024 and 22-05-432-002 (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 19th day of April, 2019.

SCS Cheyenne, a Utah limited liability company

BY: 
Scot Safford
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of April, 2019, personally appeared before me Scot Safford, who acknowledged themselves to be the Manager of SCS Cheyenne, 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

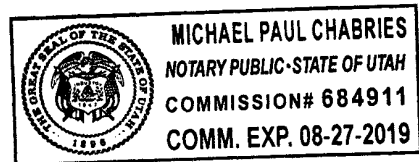


EXHIBIT A
Legal Description

PARCEL 1:

Proposed 45 TWELVE TOWNHOMES, a Planned Unit Development, being more particularly described as follows:

An entire tract of Land located in the Southeast quarter of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian, containing four (4) parcels described as Parcel 1, 2 and 4 per that Warranty Deed recorded December 29, 2017 as Entry No. 12688859 in Book 10634 at Page 5703 on file at the Salt Lake County Recorder's office and Parcel 3 per that Warranty Deed recorded December 29, 2017 as Entry No. 12688860 in Book 10634 at Page 5705 on file at the Salt Lake County Recorder's office, being more particularly described as follows:

Beginning at the Northwest corner of Auburn Court Subdivision recorded November 2, 2011 as Entry No. 11273048 in Book 2011P at Page 141 on file at the Salt Lake County Recorder's office, said point being North 89°54'45" West 458.94 feet along the monument line of 4500 South Street and South 00°05'55" West 33.00 feet from the Salt Lake County Monument No. 2S1E056B, said monument being located at the intersection of 4500 South Street and 1300 East Street and running thence South 241.79 feet along the West line of said Auburn Court Subdivision; thence West 5.71 feet; thence South 55.00 feet; thence West 245.00 feet to the Southwest corner of Riley Subdivision recorded December 8, 2004 as Entry No. 9243028 in Book 2004P at Page 365 on file at the Salt Lake County Recorder's office; thence North 120.17 feet along the West line of said Riley Subdivision; thence North 89°54'45" West 75.09 feet to the Easterly right of way line of 1200 East Street (a 60 foot wide road); thence North 00°00'25" East 177.00 feet along said right of way line; thence South 89°54'45" East 75.06 feet to the Westerly line of said Riley Subdivision; thence along the boundary of Lot 2, Riley Subdivision the following three (3) courses, 1) South 144.44 feet; 2) East 113.00 feet; 3) North 144.27 feet; thence South 89°54'45" East 137.71 feet to the point of beginning.

PARCEL 1A:

A right of way for ingress and egress as disclosed in a Warranty Deed dated September 9, 1982 and recorded August 20, 1997 as Entry No. 6719262 in Book 7738 at Page 415, of official records.