

13595017
3/11/2021 3:22:00 PM \$40.00
Book - 11134 Pg - 8599-8600
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
ROCKWORTH COMPANIES, LLC
4655 S 2300 E #205
HOLLADAY UT 84117

SPECIAL WARRANTY DEED


THACUTUS, LLC, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to **ROCKWORTH COMPANIES, LLC GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID#: 16-22-103-001 and 16-22-103-002

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

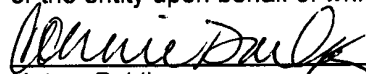
WITNESS, the hand of said grantor this 11th day of March, 2021.

THACUTUS, LLC


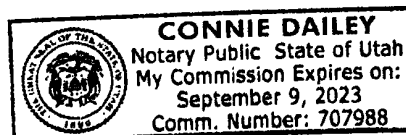
JOHN BOUZEK/MANAGER

State of Utah
County of Salt Lake

On this 11th day of March, 2021, personally appeared before me, the undersigned Notary Public, personally appeared JOHN BOUZEK who is the MANAGER of THACUTUS, LLC 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 before 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.



Notary Public
My commission expires: 9/9/23



File Number: 44796
Warranty Deed Special Ent BP UT

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Ent 13595017 BK 11134 PG 8599

EXHIBIT "A"
LEGAL DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Beginning at a point 64.85 feet North of the Southwest corner of Lot 2, Block 6, FIVE ACRE PLAT "C", Big field Survey, and running thence North 50 feet; thence East 125 feet; thence South 50 feet; thence West 125 feet to the point of beginning.

Tax Parcel No.: 16-22-103-001

Parcel 2:

Beginning at the Southwest corner of Lot 2, Block 6, FIVE ACRE PLAT "C", Big Field Survey, and running thence North 64.85 feet; thence East 75 feet; thence south 64.85 feet; thence West 75 feet to the point of beginning. LESS AND EXCEPTING that portion conveyed to Salt Lake City Corporation by that certain Quit Claim Deed recorded March 8, 1973, as Entry No. 2523588, in Book 3274, at Page 245, of official records, described as follows: Beginning at the Southwest corner of Lot 2, Block 6, FIVE ACRE PLAT "C", Big Field Survey, and running thence East 19.5 feet to a point of curvature of a 19.50 foot radius curve to the right; thence Northwesterly along the arc of said curve 30.63 feet; thence South 19.50 feet to the point of beginning.

Tax Parcel No.: 16-22-103-002