

MAIL TAX NOTICE TO  
Lawson Real Estate Salt Lake City LLC  
15561 Winged Trace Court  
Draper, Utah 84020  
Order No. 5-106432

13369661  
8/24/2020 8:15:00 AM \$40.00  
Book - 11003 Pg - 8776-8778  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 3 P.

## Warranty Deed

Herb Lawson

of Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS and WARRANTS to

Lawson Real Estate Salt Lake City LLC, a Utah limited liability company

of Salt Lake City, County of Salt Lake, State of UTAH, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract of land in Salt Lake County, State of UTAH:

**SEE ATTACHED LEGAL DESCRIPTION.**

Parcel No.: 15-24-233-003 , 15-24-233-022

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

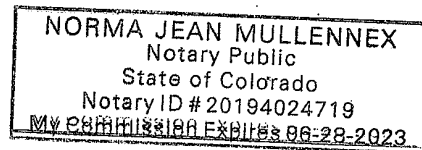
WITNESS, the hand of said Grantor, this 20<sup>th</sup> of August 2020

Herb Lawson  
Herb Lawson

State of Colorado,  
County of El Paso SS.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2020  
By Herb Lawson

Norma Jean Mullenex  
Notary Public  
My Commission Expires: 06-28-2023  
Residing at: Colorado Springs, CO



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

Lots 20 and 21, Block 5, South Boulevard, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and excepting therefrom that portion of the herein described property contained within a parcel of land granted to the State Road Commission of Utah by instrument recorded January 7, 1943 as Entry No. 944011 in Book 333 at Page 78 of official records, said parcel of land being 41 feet wide, 41 feet on the South side of the following described centerline:

Beginning at the intersection of the East boundary line, produced of said Lot 21 and said center line of survey at Engineer's Station 6+44.5, which point is 152.2 feet South 89 deg. 58'51" East along said center line of survey from the city monument at the intersection of Twenty-First South and West Temple Streets; thence North 89 deg. 58'51" West 50 feet to the intersection of said center line of survey at Engineer's Station 6+94.5 and the West boundary line produced of said Lot 20, which point is 102.2 feet South 89 deg. 58'51" East along said center line of survey from said city monument, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Note: Said point of beginning is also approximately 32.0 feet Northerly along said East boundary line produced of Lot 21 from the Northeast corner of said Lot 21.

Parcel No.: 15-24-233-003

**PARCEL 2:**

Lots 17, 18 and 19, Block 5, South Boulevard, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and excepting therefrom that portion of the herein described property contained within a parcel of land granted to the State Road Commission of Utah by instrument recorded February 19, 1943 as Entry No. 946441 in Book 336 at Page 374 of official records, said parcel of land being 41 feet wide, 41 feet on the South side of the following described centerline:

Beginning at the intersection of the East boundary line, produced of said Lot 19 and said center line of survey at Engineer's Station 6+94.5, which point is 102.2 feet South 89 deg. 58'51" East along said center line of survey from the city monument at the intersection of Twenty-First South and West Temple Streets; thence North 89 deg. 58'51" West 79.5 feet to the intersection of said center line of survey at Engineer's Station 7+74 and the West boundary line produced of said Lot 17, which point is 22.7

feet South 89 deg. 58'51" East along said center line of survey from said city monument, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Note: Said point of beginning is also approximately 32.2 feet Northerly along said East boundary line produced of Lot 19 from the Northeast corner of said Lot 19.

Less and excepting that portion conveyed in Warranty Deed recorded February 12, 2018 as Entry No. 12715435 in Book 10646 at Page 6026 being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property situate in Lot 17, Block 5, South Boulevard being a subdivision of Lots 9 and 10, Block 40, Ten Acre Plat "A", Big Field Survey, situate in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, for the construction of improvements incident to SR-201 roadway rehabilitation, known as project number F-0201(36)17.

Beginning at the Northwest corner of said entire tract, which point is at the intersection of the Easterly right of way line of West Temple Street and the Southerly right of way line of 2100 South, which point is also 30.35 West feet and 115.50 feet North 00°02'47" East feet from the Southwest corner of said Lot 17, which point is also 41.00 feet South and 23.12 feet East from Salt Lake County Monument 15242002 at the intersection of West Temple Street and 2100 South; thence along the Northerly boundary line of said entire tract and said Southerly right of way line East 11.00 feet to a point which is 41.00 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 117+19.39; thence South 57°32'32" West 13.04 feet to the Westerly boundary line of said entire tract and the Easterly right of way line of said West Temple Street, which point is also 48.00 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 117+08.38; thence North 00°02'47" East (*North by record*) 7.00 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

Parcel No. 15-24-233-022