

Mail Recorded Deed and Tax Notice To:
Chris McCandless
9071 South 1300 West
West Jordan, UT 84088

13692507
6/16/2021 9:33:00 AM \$40.00
Book - 11191 Pg - 5676-5680
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



COTTONWOOD
TITLE

File No.: 143297-CAP

SPECIAL WARRANTY DEED

West Jordan Gateway, L.L.C.

GRANTOR(S) of West Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW Assets, L.L.C., a Utah limited liability company

GRANTEE(S) of West Jordan, 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.: 27-02-302-003 and 27-02-302-004 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this June 8, 21.

West Jordan Gateway, L.L.C., a Utah limited liability company

BY:

Eagle Capital Group, L.C., a Utah limited liability company, its Member

BY: Robert R. Woods
Robert R. Woods
Manager

BY: Anne R. Woods
Anne R. Woods
Manager

L. Alma Mansell
L. Alma Mansell, Member

David L. Mansell
David L. Mansell, Member

Christopher K. McCardless
Christopher K. McCardless, Member

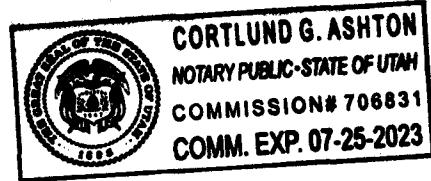
Wayne L. Niederhauser
Wayne L. Niederhauser, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 JUNE 2021, before me, personally appeared ROBERT R. WOODS, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C..

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 JUNE 2021, before me, personally appeared ANNE R. WOODS, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C..

Cortlund G. Ashton
Notary Public

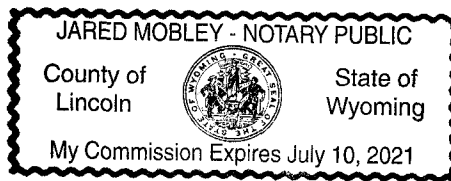


STATE OF Wyoming

COUNTY OF Lincoln

On this June 8, 2021, before me, personally appeared L. Alma Mansell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C..

Jared Mobley
Notary Public

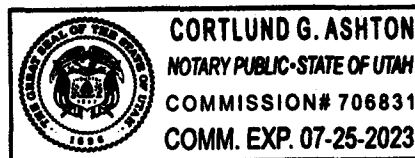


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 JUNE 2021, before me, personally appeared DAVID L MANSSELL, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C..

Cortlund G. Ashton
Notary Public

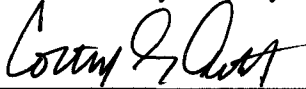


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of June, 2021, before me, personally appeared Christopher K. McCandless, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C. a Utah limited liability company.



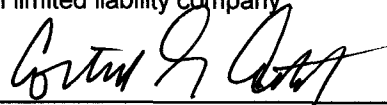
Notary Public



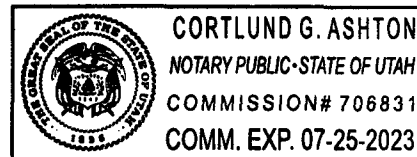
STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of June, 2021, before me, personally appeared Wayne L. Niederhauser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Jordan Gateway, L.L.C. a Utah limited liability company.



Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

Units 100 and 200, Building 1, of WEST JORDAN GATEWAY OFFICE CONDOMINIUM PHASE 1, AMENDED according to the Record of Survey Plat recorded December 23, 2011 as Entry No. 11302249 in Book 2011P at Page 166, in the office of the Salt Lake County Recorder and in the Declaration for Condominium and Covenants, Conditions and Restrictions for West Jordan Gateway Office Condominiums, a commercial condominium development, recorded April 30, 1999 as Entry No. 7338875 in Book 8272 at Page 8945 and amended in that Second Amendment to the Declaration of Condominium as recorded March 26, 2002 as Entry No. 8186081 in Book 8580 at Page 4421 and in the Amendment to Declaration of Condominium recorded December 11, 2009 as Entry No. 10857836 in Book 9787 at Page 8875 and in the Declaration of Condominium including Declarations of Covenants, Conditions and Restrictions from Building No. 1 West Jordan Gateway Office Condominium Phase 1, Amended recorded December 23, 2011 as Entry No. 11302250 in Book 9976 at Page 8704 of official records.

TOGETHER WITH all appurtenant easements and undivided interest in the Common Areas and Common Facilities, as provided for in that certain Declaration of Condominium and Covenants, Conditions and Restrictions, referred to above.

Tax Id No.: 27-02-302-003 and 27-02-302-004