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10/22/2020 02:34 PM \$40.00
Book - 11044 Pg - 4274-4277
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CHRIS EARL
PO BOX 145480
SLC UT 84114
BY: ARA, DEPUTY - WI 4 P.

When recorded mail to:
Transportes Holdings
3545 West 1500 So. #A
SLC, UT 84104

SPECIAL WARRANTY DEED

Transportes Holdings, LLC, a Utah Limited Liability Company
Company of Sandy, County of Salt Lake, State of Utah,
hereby CONVEYS and WARRANTS against the Acts of the Grantor(s) only to

Grantor(s)

Transportes Holdings, LLC, a Utah Limited Liability Company
of Salt Lake, County of Salt Lake, State of Utah,
for the sum of TEN DOLLARS AND NO/100 -----DOLLARS,
and other good and valuable consideration
the following described tract of land in Salt Lake County, State of Utah:

Grantee(s)

See attached Exhibits "A & B", for Legal Description, attached hereto and by this reference made a part hereof.

This Deed is being done for the purpose of consolidating Lots 16 and 17 of Westport Industrial Park - Plat 6, as shown on Exhibit "A" into one Legal Description and one Tax Parcel No., as shown on Exhibit "B".

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS, the hand of said grantor(s), this day of, August A.D. 2020

Transportes Holdings, LLC,
a Utah Limited Liability Company

By: David Simpson

Its: Manager

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)
) October 21

On the " 20 day of ~~January~~ October 2020, personally appeared before me Manager of Transportes Holdings, LLC, a Utah Limited Liability Company. The signer of the within instrument, who duly acknowledged to me that he executed the same, for and on behalf of Transportes Holdings, LLC, a Utah Limited Liability Company, as Manager therein.

by: David Simpson

My Commission Expires: 4/3/21
Residing at: Davis County

JAN B THOMAS

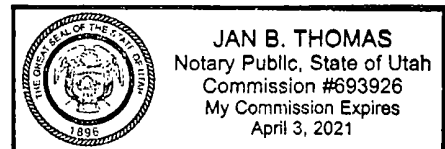


EXHIBIT "A" LEGAL DESCRIPTION

Lot 16:

Lot 16, Westport Industrial Park- Plat 6, according to the official plat thereof and on file and of record in the office of the Salt Lake County Recorder.

Lot 17:

Lot 17, Westport Industrial Park- Plat 6, according to the official plat thereof and on file and of record in the office of the Salt Lake County Recorder.

The following is shown for informational purposes only: 14-02-477-001-0000, 14-02-477-002-0000

EXHIBIT "B" LEGAL DESCRIPTION

Combined Parcel Legal Description

An entire tract of land described as Lot 16 and Lot 17 per that Westport Industrial Park Plat 6 as Entry No. 108108108 in Book 2009 of Plats, at Page 150 recorded October 15, 2009 in the Office of the Salt Lake County Recorder and located in the Northeast Quarter of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian. Said entire tract of land is described as follows:

Beginning at a point 878.48 feet N. $00^{\circ}13'25''$ W. along the easterly line of said Section 2 and 75.00 feet West from the Southeast Corner of said Section 2; thence S. $89^{\circ}46'35''$ W. 221.50 feet; thence westerly 163.27 feet along the arc of a 65.00 feet non-tangent radius curve to the left, having a central angle of $143^{\circ}55'18''$, (chord bears N. $72^{\circ}11'07''$ W. 123.61 feet); thence southwesterly 23.53 feet along the arc of a 25.00 feet non-tangent radius curve to the right, having a central angle of $53^{\circ}55'27''$, (chord bears S. $62^{\circ}48'56''$ W. 22.67 feet); thence S. $89^{\circ}46'35''$ W. 174.26 feet; thence northwesterly 39.28 feet along the arc of a 25.00 feet non-tangent radius curve to the right, having a central angle of $90^{\circ}00'54''$, (chord bears N. $45^{\circ}13'22''$ W. 35.36 feet); thence N. $00^{\circ}13'25''$ W. 180.05 feet; thence N. $89^{\circ}46'35''$ E. 558.50 feet; thence S. $00^{\circ}13'25''$ E. 233.05 feet to the **Point of Beginning**.

The above described entire tract of land contains 117,506 sq. ft. in area or 2.70 acres, more or less.

EXHIBIT "B"

By this reference, made a part hereof.

BASIS OF BEARING

N. $00^{\circ}13'25''$ W. along the Section line between the Southeast Corner and the East Quarter Corner of Section 2, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

Westport Industrial Park- Plat 6

589'46'35"W 558.50'

OVERALL COMBINED PARCEL
117,506 SQ FT OR
2.70 ACRES MORE OR LESS

Lot 16

5670 West

R=25.00'
L=39.28'
Δ=90°00'54"
CHB=S45°13'25"E
CH=35.36'

R=25.00'
L=23.53'
Δ=53°55'27"
CHB=N62°48'56"E
CH=22.67'

N89°46'35"E 174.26'

610 South Street

Lot 17

5650 West

R=65.00'
L=163.27'
Δ=143°55'18"
CHB=S72°11'07"E
CH=123.61'

N89°46'35"E 221.50'

POB

N01°3'25"W 233.05'

5600 West

N 0°13'25" W 2640.77' (BASIS OF BEARING)

878.48'

75.00'



LEGEND

- BOUNDARY
- ADJACENT PARCEL
- - - - LOT LINE
- - - - MONUMENT LINE
- PARCEL LINE

EXHIBIT "B"

CIR | **CIVIL ENGINEERING**
+ SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

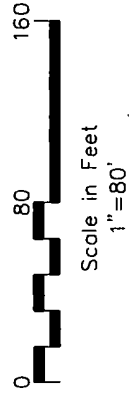
Westport Industrial Park- Plat 6

Lot 16 & 17 Consolidation

Assessor Parcel No's:

14-02-477-002, 14-02-477-002

NE 1/4 Sec 2, T.1 S., R. 2 W., S.L.B.&M.



August 3, 2020

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