

MAIL TAX NOTICE TO  
Sunset Towers-Main Street, L.C.  
Windsong Holdings, LLC  
10 West Broadway #810  
Salt Lake City, UT 84101

11747594  
10/24/2013 3:59:00 PM \$14.00  
Book - 10187 Pg - 5851-5852  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

Order No. 5-078069

## Warranty Deed

Lucky Duc, LLC, a Utah limited liability company

Of Salt Lake City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to  
\*as to an undivided 2/3 interest  
Sunset Towers-Main Street, L.C., a Utah liability company, Windsong Holdings, LLC, a Utah limited liability  
company as to undivided 1/3 interest

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

PARCEL 1:

Commencing 4 rods East from the Northwest corner of Lot 13, Block 6, Five Acre Plat "A", Big  
Field Survey, and running thence South 67 feet; thence East 310 feet; thence North 67 feet;  
thence West 310 feet to beginning.

PARCEL 1A:

A non-exclusive right of way for ingress and egress as created by that certain Indenture recorded  
September 20, 1949 as Entry No. 1171556 in Book 707, at Page 534, over and across the  
following:

Commencing 396.9 feet East of the Northwest corner of Lot 13, Block 6, Five Acre Plat "A", Salt  
Lake City Survey, and running thence South 132 feet; thence West 20 feet; thence North 132 feet;  
thence East 20 feet to the place of commencement.

PARCEL 1B:

Together with the right to use the following described property for ingress, egress and parking for  
vehicular and pedestrian traffic, to-wit:

Beginning at the Northwest corner of the Grantor's property, being 4 rods East and 67 feet South  
from the Northwest corner of Lot 13, Block 6, Five Acre Plat "A", Big Field Survey, and running  
thence South 9 feet, more or less, to an existing chainlink fence; thence Easterly along said fence  
and extension thereof, 156.5 feet; thence South 8.416 feet, more or less, to a point on another  
existing chain link fence; thence Easterly along said fence line and extension thereof 153.5 feet,  
more or less, to a point being South 19.75 feet South from the Northeast corner of the Grantor's  
property; thence North 19.75 feet; thence West 310 feet to the point of beginning.

Parcel No: 16-18-301-008

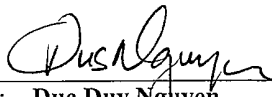
Warranty Deed LLC Notary  
Backman Title Services Ltd.

Ent 11747594 BK 10187 PG 5851

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(s) of said Grantor(s), this 17<sup>th</sup> of October AD, 2013

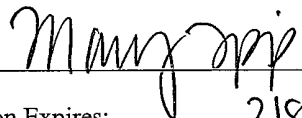
**Lucky Duc, LLC, a Utah limited liability company**

  
 By: **Duc Duy Nguyen**  
 Its: **Managing Member**

STATE OF Utah )  
 ) SS.  
 County of Salt Lake )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2013

By **Duc Duy Nguyen**  
 the **Managing Member** of **Lucky Duc, LLC, a Utah limited liability company**

  
 Notary Public  
 My Commission Expires: 2/8/15 Residing at: \_\_\_\_\_

