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2/18/2021 11:22:00 AM \$40.00
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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MICHAEL ARRETT ATTORNEY
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED
MAIL TAX NOTICES TO:
156 LLC, a Utah limited liability company
PO Box 522057
Salt Lake City, UT 84152

WARRANTY DEED

156 LLC, a Utah limited liability company,

Grantor,

of Salt Lake City, Utah
hereby CONVEYS and WARRANTS to

156 LLC, a Utah limited liability company,

Grantee,

of Salt Lake City, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah, to-wit:

PARCEL 1:

All of Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, AMENDED PLAT OF LINDEN PARK, a Subdivision of Lot 11, Block 21, Five Acre Plat "A", Big Field Survey, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 2, of said Amended Plat of Linden Park, said point also being South 00°01'40" East 63.98 feet and North 89°58'20" East 40.00 feet, from a monument found at the intersection of 900 South Street and Edison Street (150 East), and running thence North 89°56'41" East 144.20 feet; thence South 00°01'57" West 191.19 feet; thence South 89°56'41" West 144.20 feet; thence North 00°01'57" East 181.19 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 00°01'57" West 28.95 feet from the Northeast corner of Lot 20, Block 1, Linden Park #2, a Subdivision of part of Block 21, Five Acre Plat "A", Big Field Survey, according to the official plat thereof on file and record in the Salt Lake County Recorder's Office, said point also being South 00°01'40" East 380.29 feet and South 89°58'20" West 40.33 feet, from a monument found at the intersection of 900 South Street and Edison Street (150 East), and running thence South 00°01'57" West 50.77 feet; thence South 89°57'16" West 147.50 feet; thence North 00°01'57" East 50.77 feet; thence North 89°57'16" East 147.50 feet to the point of beginning.

Tax Serial No.: 16-07-180-001 & 16-07-154-016 (for reference purposes only)


LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

Subject to the agreement, between the Grantor/Grantee and the City of Salt Lake City, to maintain parking spaces on Parcel 16-07-154-016 for twenty-six (26) vehicles. The agreement between the parties runs five (five) years from the recording of this instrument. It is binding on the Grantor/Grantee, and its successors and assigns for the five (5) year

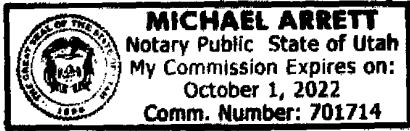
period beginning at recording.


WITNESS the hand of said grantor, this 18th day of February, 2021.


Tim Watcke, signing in his capacity
as Managing Member of 156 LLC

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On the 18th day of February, 2021, personally appeared before me Tim Watcke, Managing Member of 156 LLC, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as Managing Member.




Notary Public
Residing at Salt Lake City, Utah
My Commission Expires: 10/01/2022