

WHEN RECORDED, MAIL TAX NOTICE TO:

Investment Realty Advisors, LLC
869 E 4500 S, PMB 224
Salt Lake City, UT 84107

13507479
12/22/2020 9:49:00 AM \$40.00
Book - 11085 Pg - 2884-2886
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Space above for County Recorder's Use

County Tax Parcel No.:
09-31-379-018

SPECIAL WARRANTY DEED

AVES Properties, L.C., a Utah limited liability company, Grantor, hereby conveys and warrants against all claiming by through or under it to AVES Properties, L.C., a Utah limited liability company, as to an undivided 62.50% interest: LRI DE la Rosa L.L.C., a Utah limited liability company, as to an undivided 18.75% interest: and 995 Lincoln St, LLC, a Utah limited liability company, as to an undivided 18.75% interest, as all tenants in common, Grantees, of Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land in Salt Lake County, Utah:

See Exhibit "A"

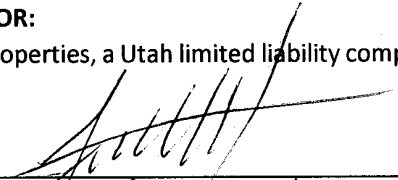
Attached hereto and made apart hereof.

SUBJECT TO (i) City and/or County property taxes and assessments, not now delinquent; and (ii) all reservations, restrictions, encumbrances, easements, rights-of-way and possessory estates held by third parties (including leaseholds, licenses and adverse occupancies) which appear of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Dated this 15 day of December, 2020.

GRANTOR:
AVES Properties, a Utah limited liability company

By: 

Print Name: Aaron Morar

Title: Managing Member

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.

Acknowledgment

State of Utah)

County of [§] Salt Lake

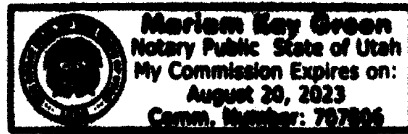
On this 18 day of December, in the year 2020, before me, Mariam K Green a notary
date month year notary public name

public, personally appeared Aaron Meier, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

Mariam Kay Green
(notary signature)



MARIAM KAY GREEN
707806
(seal)

**EXHIBIT A
TO
WARRANTY DEED**

Legal Description of the Property

The Property is situated in the County of Salt Lake, State of Utah and described as follows:

Parcel 1:

Commencing at the Southeast corner of Lot 2, Block 2, Plat "I", Salt Lake City Survey; and running thence West 6 rods; thence North 10 rods; thence East 6 rods; thence South 10 rods, to the place of beginning.

Parcel 1A:

Together with a non-exclusive right of way as disclosed by Warranty Deed recorded December 01, 1916 as Entry No. 369848 in Book 10 E at Page 397 over the following: Beginning at the Northeast corner of Lot 8, Block 2, Plat "I", Salt Lake City Survey; and running thence West 16 1/2 feet; thence South 165 feet; thence East 127 1/2; thence North 16 1/2 feet; thence West 111 feet; thence North 148 1/2 feet to the place of beginning.

Parcel 1B:

Together with a non-exclusive easement as disclosed by Creation and Deed of Easement recorded June 11, 2004 as Entry No. 9087297 in Book 8999 at Page 5864 over the following: Beginning at the Northwest corner of Lot 1, Block 2, Plat "I", Salt Lake City Survey; and running thence South 35.0 feet; thence East 3.75 feet; thence North 35 feet; thence West 3.75 feet to the point of beginning.