

12889408
11/20/2018 12:32:00 PM \$14.00
Book - 10731 Pg - 9324
ADAM GARDINER
Recorder, Salt Lake County, UT
MONUMENT TITLE INS. CO.
BY: eCASH, DEPUTY - EF 1 P.

Monument Title Insurance, Inc. 181787JDJ

MAIL TAX NOTICE TO
LRA International, LLC
11821 S. Cottage View Lane
Draper, UT 84020-8208

RESPA

Warranty Deed

SANDY ENCLAVE APARTMENTS, LLC, GRANTOR(S)

of Salt Lake City , County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to
^{L.L.C., A} UTAH LIMITED LIABILITY COMPANY
LRA INTERNATIONAL, ~~LLC~~ GRANTEE(S)

of 8767 South 500 East, Sandy, UT 84070 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.

BEGINNING 150 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, FLAGSTAFF FARMING PLAT; AND RUNNING THENCE EAST 181.65 FEET; THENCE NORTH 111.6 FEET, MORE OR LESS TO THE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 181.65 FEET, MORE OR LESS, TO A POINT DUE NORTH OF BEGINNING; THENCE SOUTH 184.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Tax Parcel No. :28-06-228-021

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2018 taxes and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 16th of November, 2018 .

Sandy Enclave Apartments, LLC

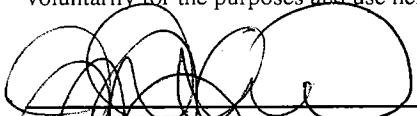


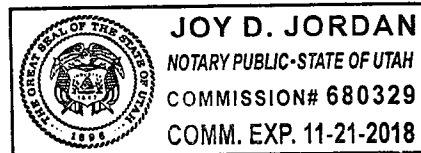
By: Michael R. Fordham, Jr., Manager

manager

STATE OF UTAH)
COUNTY OF Salt Lake)

On the 19th day of November, 2018, before me, the undersigned Notary Public, personally appeared **Michael R. Fordham, Jr.**, known to me to be the member(s) or designated agents of **Sandy Enclave Apartments, LLC**, the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.


NOTARY PUBLIC
My Commission Expires: 11/21/18
Residing at: Salt Lake County



11695624
7/31/2013 2:32:00 PM \$12.00
Book - 10164 Pg - 7232-7233
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE UT CO
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Company, LLC
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

AFTER RECORDING RETURN TO:
LRA International, L.L.C.
12939 South Boulter Street
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **321-5562557 (LL)**
A.P.N.: **21-13-406-010-0000**

Richard T. Beard, Grantor, of **Draper**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

LRA International, L.L.C., a **Utah limited liability company**, Grantee, of **Draper**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT OF THE EAST LINE OF A UNION PACIFIC RAILROAD RIGHT-OF-WAY AND 247.0 FEET SOUTH OF THE CENTERLINE OF AND EAST-WEST COUNTY ROAD, SAID POINT BEING 10.93 CHAINS EAST AND 1,445 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST ALONG A LINE PARALLEL TO SAID COUNTY ROAD 106.00 FEET; THENCE NORTH PARALLEL TO SAID RAILROAD RIGHT-OF-WAY 109.0 FEET; THENCE WEST PARALLEL TO SAID COUNTY ROAD 106.00 FEET, THENCE SOUTH ALONG SAID RAILROAD RIGHT-OF-WAY 109.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY FROM 5900 SOUTH STREET AS DISCLOSED BY WARRANTY DEED, RECORDED JUNE 08, 2001 AS ENTRY NO. 7917543 IN BOOK 8466 AT PAGE 3987 OF OFFICIAL RECORDS.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

Witness, the hand(s) of said Grantor(s), this **July 2, 2013** .

Richard T. Beard

Richard T. Beard

STATE OF UTAH)
)Ss.
COUNTY OF UTAH)

On July 2, 2013, personally appeared before me, **Richard T. Beard**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

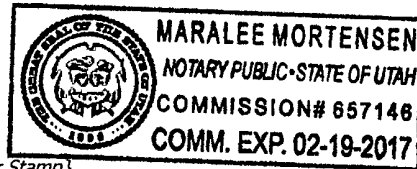
Maralee Mortensen

Notary Public

Maralee Mortensen

(Printed Name)

My Commission expires: Feb 19, 2017



{Seal or Stamp}

7917545

GRANTEE'S ADDRESS
LRA INTERNATIONAL LLC
P. O. BOX 553
DRAPER, UTAH 84020

7917545
06/08/2001 09:19 AM 10.00
Book - 8466 Pg - 3992
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
BY: ZJM, DEPUTY - WI 1 P.

280568

WARRANTY DEED

ALAN J. BEARD -TRUSTEE OF THE RUSSELL B. BEARD TRUST grantor
of SALT LAKE CITY County of SALT LAKE State of
UTAH hereby CONVEY(S) AND WARRANT(S) TO
LRA INTERNATIONAL, LLC grantee
of SALT LAKE CITY County of SALT LAKE State of Utah
for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS
the following described tract of land in Salt Lake County,
State of Utah, to-wit:

BEGINNING AT A POINT 119.83 FEET EAST OF THE EAST LINE OF A UNION PACIFIC
RAILROAD RIGHT-OF-WAY AND 356 FEET SOUTH OF THE CENTER LINE OF AN EAST-WEST
COUNTY ROAD, SAID POINT BEING 841.21 FEET EAST AND 1,445 FEET SOUTH FROM THE
NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST PARALLEL TO SAID COUNTY
ROAD 92.17 FEET; THENCE SOUTH PARALLEL TO SAID RAILROAD RIGHT-OF-WAY 88.00
FEET; THENCE WEST PARALLEL TO SAID COUNTY ROAD 92.17 FEET; THENCE NORTH
PARALLEL TO SAID RAILROAD RIGHT-OF-WAY 88.00 FEET TO THE POINT OF BEGINNING.

SUBJECT AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE GRANTORS
ADJACENT PROPERTY FROM 5900 SOUTH STREET.

21-13-406-012
Tax Parcel (s) : ~~X2K-13406012~~

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD,
AND GENERAL PROPERTY TAXES FOR THE YEAR 2001 AND THEREAFTER.

WITNESS the hand(s) of said grantor(s) this April 30, 2001
Signed in the presence of

[Signature]
ALAN J. BEARD -TRUSTEE

COURTESY RECORDING

This document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. Associated Title Company hereby
expressly disclaims any responsibility or liability for
the accuracy or the content thereof.

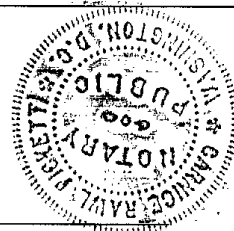
STATE OF *Washington, DC*
COUNTY OF *District of Columbia*

On *May 10 2001*
Personally appeared before me ALAN J. BEARD -TRUSTEE

who being by me duly sworn did say that HE executed the foregoing instrument
as Trustee by Authority Delegated by an existing Trust.

My Commission Expires:
My Commission Expires *May 31, 2004*

[Signature]
NOTARY PUBLIC



11695625
7/31/2013 2:32:00 PM \$13.00
Book - 10164 Pg - 7234-7235
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE UT CO
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Company, LLC
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

AFTER RECORDING RETURN TO:
LRA International, L.L.C.
12939 South Boulter Street
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **321-5562555 (LL)**
A.P.N.: **21-13-406-013-0000**

Richard T. Beard, a married man, Grantor, of **Draper**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

LRA International, L.L.C., a Utah limited liability company, Grantee, of **Draper**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

BEGINNING AT A POINT THAT IS 827.33 FEET EAST AND 1445.0 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 106.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 70.0 FEET; THENCE NORTH 21.0 FEET; THENCE WEST 36.0 FEET; THENCE SOUTH 109 FEET TO THE POINT OF BEGINNING.

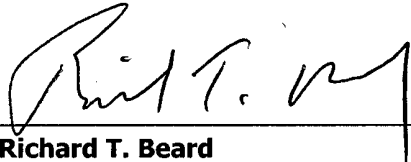
EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE GRANTORS WEST BOUNDARY LINE AND THE SOUTH LINE OF A CARPORT, SAID POINT BEING 827.38 FEET EAST AND 1429 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 19.5 FEET TO THE NORTH LINE OF SAID CARPORT; THENCE EAST 14 FEET, MORE OR LESS, TO THE CENTER OF SAID CARPORT; THENCE SOUTH 19.5 FEET TO THE SOUTH SIDE OF SAID CARPORT; THENCE WEST 14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ADJACENT PROPERTY FROM 5900 SOUTH STREET.

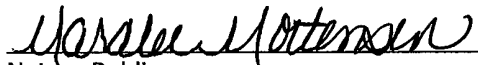
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

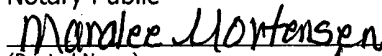
Witness, the hand(s) of said Grantor(s), this **July 2, 2013** .


Richard T. Beard

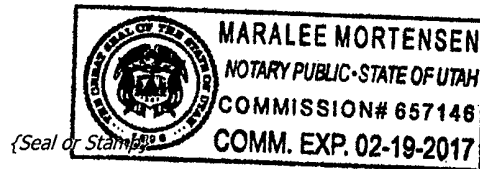
STATE OF UTAH)
)Ss.
COUNTY OF UTAH)

On July ~~2~~, 2013, personally appeared before me, **Richard T. Beard**, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public


(Printed Name)

My Commission expires: Feb 19, 2017



9047739

9047739
04/29/2004 09:30 AM 12.00
Book - 8980 Pg - 2892-2893
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SLR, DEPUTY - WI 2 P.

Recording Requested by:
Associated Title Insurance Agency, LLC
2795 East Cottonwood Parkway, Suite 440
Salt Lake City, UT 84121
(801) 944-2926

AFTER RECORDING RETURN TO:
LRA International LLC
P.O. Box 553
Draper, Ut 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

Escrow No. () 04-240
A.P.N.: 21-13-406-014

R & E Investments Inc, Grantor, of **Davis County**, State of **Utah**, hereby QUITCLAIMS to **LRA International LLC**, Grantee, of **Salt Lake County**, State of **Utah**, for the sum of **Ten Dollars and Other Good and Valuable Consideration DOLLARS (\$10.00)**, the following described tract of land in **Salt Lake County**, State of **Utah**, to-wit:

Beginning 827.38 feet East and 1429 feet South from the Northwest corner of the Southeast Quarter of Section 13, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 19.5 feet; thence East 14 feet more or less; thence South 19.5 feet; thence West 14 feet to the point of beginning.

Witness, the hand(s) of said Grantor(s), this **January 12, 2004**.

R & E Investments Inc



OFFICER

ACCOMMODATION RECORDING ONLY
NO LIABILITY FOR CONTENT, TIME OR
EFFECT OF RECORDING OF DOCUMENT
IS ASSUMED HEREBY

AGREED:  _____

BK 8980 PG 2892

A.P.N.: 22-26-479-005

Quitclaim Deed - continued

File No.: **ltest (LS)**

Date: **January 13, 2004**

STATE OF UT)
County of Ben Eldon)ss.

On Jan 30, 2004, before me, the undersigned Notary Public, personally appeared ELSIE Q. BEARD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-16-2005

Nancy Christoffersen
Notary Public

