

MAIL TAX NOTICES TO GRANTEE(S) AT:
244 E STONEBRIDGE DR. DRAPER, UT 84020

13114924
11/1/2019 4:50:00 PM \$40.00
Book - 10855 Pg - 719-720
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.



Tax ID No.: 22-06-303-002 22-06-154-003 22-06-326-001

WARRANTY DEED

LARRY DON BOWEN OR VIRGINIA R. BOWEN, OR THEIR SUCCESSOR, as Trustee UNDER AGREEMNT WITH THE BOWEN FAMILY TRUST U/A/D February 28, 2017 (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

WARLUP, L.L.C., a UTAH limited liability company (hereafter "**Grantee**"),

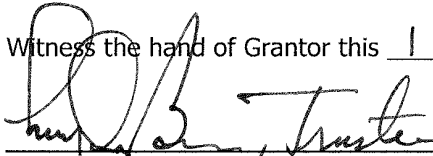
that certain real property located in **SALT LAKE** County, Utah commonly known as **171 E. 4500 S., MURRAY, UT 84107**, and further described as follows:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

THE INDIVIDUAL WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 1 day of **NOVEMBER, 2019**.



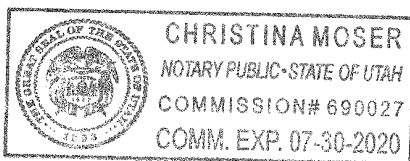
LARRY DON BOWEN, TRUSTEE




VIRGINIA R. BOWEN, TRUSTEE

STATE OF UTAH)
) ss.
COUNTY OF **SALT LAKE**)

On this 1 day of November, 2019, personally appeared before me **LARRY DON BOWEN AND VIRGINIA R. BOWEN**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and THEY duly acknowledged that THEY is the Trustee of **THE BOWEN FAMILY TRUST U/A/D February 28, 2017** and that THEY executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.





NOTARY PUBLIC

File Number: SL22918
Tax ID No. (For Reference Purposes Only):
22-06-303-002; 22-06-154-003; 22-06-326-001

EXHIBIT "A"

PARCEL #1 (171 E. 4500 S., MURRAY, UT 84107):

BEGINNING AT A POINT ON THE NORTH SIDE OF 4500 SOUTH STREET 277.2 FEET SOUTH 1270.17 FEET EAST AND NORTH 85.53 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 285.39 FEET; THENCE EAST 58.41; THENCE SOUTH 1.62 CHAINS; THENCE EAST 18.5 FEET; THENCE SOUTH 181.18 FEET TO THE NORTH LINE OF SAID STREET; THENCE ALONG SAID NORTH LINE, NORTH 88°07'55" WEST 76.96 FEET TO THE POINT OF BEGINNING.

PARCEL #2 (4460 S. FAIRBOURNE AVE, MURRAY, UT 84107):

BEGINNING AT A POINT NORTH 89°50'30" EAST 637.88 FEET AND NORTH 264.0 FEET AND WEST 165.0 FEET FROM A COUNTY MONUMENT AT THE INTERSECTION OF STATE STREET AND 4500 SOUTH STREET, SAID POINT OF BEGINNING IS ALSO IN CERTAIN DEEDS SAID TO BE 0.20 CHAINS SOUTH AND 20.13 CHAINS EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 70.50 FEET; THENCE EAST 165.0 FEET; THENCE SOUTH 70.50 FEET; THENCE WEST 165.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 2 ROD RIGHT-OF-WAY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°50'30" EAST 637.88 FEET FROM A COUNTY MONUMENT AT THE CENTER LINE INTERSECTION OF STATE STREET AND 4500 SOUTH STREET, SAID POINT OF BEGINNING IS ALSO IN CERTAIN DEEDS SAID TO BE 4.02 CHAINS SOUTH AND 22.63 CHAINS EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 10 CHAINS.

PARCEL #3 (175 E. 4500 SOUTH, MURRAY, UT 84107):

THAT PART OF LOT 2, BLOCK 8, TEN ACRE PLAT "A", BIG FIELD SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 4500 SOUTH STREET, WHICH POINT IS SOUTH 194.38 FEET AND EAST 1,347.08 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 181.81 FEET; THENCE EAST 64.0 FEET; THENCE SOUTH 183.45 FEET TO THE NORTH LINE OF 4500 SOUTH STREET; THENCE NORTH 88°07'55" WEST 64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Initials: 