

12952624
3/20/2019 1:56:00 PM \$12.00
Book - 10762 Pg - 979-980
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
2180 South 1300 East, Suite 130
Salt Lake City, UT 84106
(801)466-1600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PG Investments, 2 LLC
423 W. Broadway
Ste 230
Salt Lake City, UT 84101

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

SPECIAL WARRANTY DEED

Escrow No: **392-5942740 (CD)**
A.P.N.: **15-24-236-004-0000**

Harold S. Coleman, Trustee, or his Successors in Trust, under The Harold S. Coleman Family Living Trust, dated February 16, 2001, and any amendments thereto

Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PG Investments 2, L.C., a Utah limited liability company, Grantee, of **Salt Lake City**, **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 186 FEET NORTH AND 349.5 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 8, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 138 FEET; THENCE NORTH 89°51'52" EAST 217 FEET; THENCE SOUTH 138 FEET; THENCE SOUTH 89°51'52" WEST 217 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2019** and thereafter.

Witness; the hand(s) of said Grantor(s), this 3-20-19.

Trust, under The Harold S. Coleman Family Living Trust, dated February 16, 2001, and any amendments thereto

Pearlie M. Coleman
Pearlie M. Coleman, Successor Trustee

Cecilia Mitchell
Cecilia Mitchell, Successor Trustee

Jack B. Johnson
Jack B. Johnson, Successor Trustee

STATE OF UT)
County of Salt Lake) ss.

On March 20, 2019, before me, the undersigned Notary Public, personally appeared **Pearlie M. Coleman, Cecilia Mitchell and Jack B. Johnson, Successor Trustees of The Harold S. Coleman Family Living Trust**, dated February 16, 2001, 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 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.

Catherine Dalyai
Notary Public

My Commission Expires:

3-3-20



Mail Recorded Deed and Tax Notice To:
PG Investments 2, L.C.
423 W. Broadway, Suite 1230
Salt Lake City, UT 84101

12978893
4/30/2019 4:00:00 PM \$12.00
Book - 10775 Pg - 8331-8332
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 106573-MKF

WARRANTY DEED

Power Solutions, Inc.

GRANTOR(S) of Taylorsville, State of Utah, hereby Conveys and Warrants to

PG Investments 2, L.C. , a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Beginning at a point North 00°00'38" East 186 feet and North 89°49'29" East 566.5 feet (along the North line of a 40 foot street) from the Southwest corner of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and running thence North 00°00'38" East 138 feet; thence North 89°49'29" East 154.57 feet; thence South 00°03'06" West 138 feet along the West line of Main Street; thence South 89°49'29" West 154.47 feet to the point of beginning.

TAX ID NO.: 15-24-236-005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 29 day of April, 2019.

Power Solutions, Inc.

BY: Cary Davis
Cary Davis, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29 day of April, 2019, personally appeared before me Cary Davis, who being by me duly sworn did say that he is the President of Power Solutions, Inc., and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Cary Davis acknowledged to me that said corporation executed the same.

Marie Klaszky
Notary Public

