

Mail Recorded Deed and Tax Notice To:
CTAG, LLC
6375 Highland Drive
Salt Lake City, UT 84121

13463567
11/16/2020 4:21:00 PM \$40.00
Book - 11061 Pg - 8098-8101
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 127360-JHM

WARRANTY DEED

CTAG, LLC, a Utah Limited Liability Company, as to an undivided 90% interest, and Thomas H. Mertens and Deborah Jo Mertens, as Trustees of The Mertens Family Trust, dated July 14, 2015, as to an undivided 10% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

CTAG, LLC, 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**:

SEE EXHIBIT A ATTACHED HERETO


TAX ID NO.: 16-18-382-019 and 16-18-382-003 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

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.

Dated this 16 day of November, 2020.

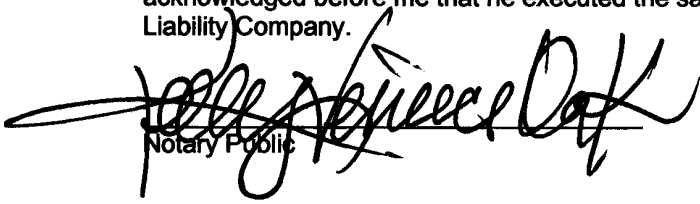
CTAG, LLC, a Utah Limited Liability Company

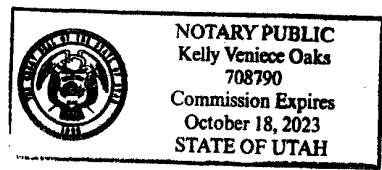
BY: 
Aaron Haaga
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 day of November, 2020, before me, personally appeared Aaron Haaga, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Manager on behalf of CTAG, LLC, a Utah Limited Liability Company.


Notary Public



The Mertens Family Trust, dated July 14, 2015

BY: *Thomas H. Mertens*
Thomas H. Mertens
Trustee

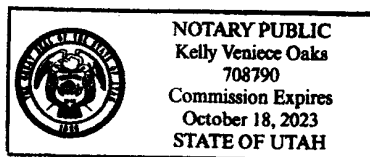
BY: *Deborah Jo Mertens*
Deborah Jo Mertens
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 day of November, 2020, before me, personally appeared Thomas H. Mertens, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Trustee on behalf of The Mertens Family Trust, dated July 14, 2015.

Kelly Veniece Oaks
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 day of November, 2020, before me, personally appeared Deborah Jo Mertens, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as Trustee on behalf of The Mertens Family Trust, dated July 14, 2015.

Kelly Veniece Oaks
Notary Public

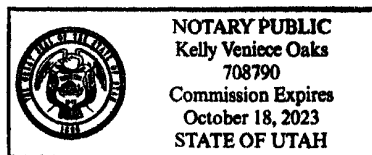


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point on the East right-of-way line of 200 East Street, said point being North 89°52'23" East 32.99 feet (East 33.00 feet per Deed) from the Southwest corner of Lot 1, Block 5, 5 Acre Plat "A", Big Field Survey and running thence North 00°13'40" East along said East right-of-way line of 200 East Street 441.33 feet; thence North 89°52'30" East 156.19 feet to the West line of Wagstaff Addition Subdivision as recorded with the office of the Salt Lake County Recorder; thence South 00°09'51" West (due South per Deed) along the West line of said Wagstaff Addition Subdivision 305.40 feet; thence West 72.20 feet; thence South 00°13'40" West 136.08 feet; thence South 89°52'23" West along the North side of 2100 South Street 84.33 feet to the point of beginning.

Said property is also known as Lot 1, Finnegan Minor Subdivision.

PARCEL 1A:

Those rights, appurtenant to Parcel 1 created and described in that certain Easement Agreement dated January 13, 1999 and recorded January 14, 1999 as Entry No. 7222719 in Book 8229 at Page 1084 of official Salt Lake County records.

PARCEL 2:

Beginning at a point 33 feet East and 441.2 feet North of the Southwest corner of Lot 1, Block 5, Five Acre Plat "A", Big Field Survey and running thence North 50 feet; thence East 156.75 feet; thence South 50 feet; thence West 156.75 feet to the place of beginning.

TOGETHER WITH a right of way, being 12 feet wide, as disclosed by that certain Right-of-Way deed recorded November 9, 2018 as Entry No. 12883884 in Book 10729 at Page 3712, of official records.