


MAIL TAX NOTICE TO
Equitable Properties, LLC
484 South 250 East
Hyde Park, UT 84318

12203604
1/11/2016 2:39:00 PM \$15.00
Book - 10394 Pg - 6571-6573
Gary W. Ott
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED (CORPORATE FORM)

Order No. 5-090781

Hilf-Payares Properties, Inc., a California Corporation a corporation organized and existing under the laws of the State of California with its principal office at 30435 Miraleste Drive, Rancho Palos Verdes, California 90275, Grantor(s) hereby CONVEYS AND WARRANTS TO

Equitable Properties, LLC Grantee(s)

of Hyde Park, County of Cache, State of UT, for the sum of Ten Dollars and Other Good and Valuable Consideration the following tract of land in Salt Lake County, State of UTAH, to-wit:

Commencing at a point 4 rods West from the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey, and running thence South 6 ½ rods; thence West 30 feet; thence South 2 rods; thence West 22 feet; thence South 24.75 feet; thence West 80 feet; thence North 10 rods; thence East 8 rods to the point of beginning.

Less and excepting that portion conveyed in that certain Warranty Deed recorded June 1, 2010 as Entry No. 10963061 in Book 9829, Page 9750, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 7 and 8, Block 57, Plat "C", Salt Lake City Survey, in the SW ¼ SE ¼ of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project known as "ALRT" and described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 66.00 feet South 89 deg. 58'38" West (Record West) from the Northeast corner of said Lot 8; and running thence South 00'55" East (Record South) 9.46 feet along the Easterly boundary line of said entire tract; thence West 132.00 feet to a point in the Westerly boundary line of said entire tract; thence North 00'55" West (Record North) 9.41 feet along said Westerly boundary line; thence North 89 deg. 58'38" East (Record East) 132.00 feet along the Northerly boundary line of said entire tract to the point of beginning.

Parcel No.: 08-35-456-043

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

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

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 7th day of January, 2016.

Attest:

Hilf-Payares Properties, Inc., a California
Corporation

Warranty Deed Corp Notary
Backman Title Services Ltd.

Secretary

Edmundo C. Payares
By: Edmundo C. Payares
Its: President

STATE OF _____)
County of _____) SS.

The foregoing instrument was acknowledged before me this _____ day of January, 2016
By Edmundo C. Payares
the President of Hilf-Payares Properties, Inc., a California Corporation

Notary Public
My Commission Expires: _____ Residing at: _____

California Acknowledgment attached 1/8/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)

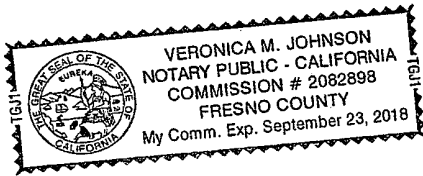
On January 8, 2016 before me, Veronica M. Johnson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Edmundo C. Payares
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Veronica M Johnson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 1/8/2016
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): President
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____