MAIL TAX NOTICE TO Max Conder Holding LLC 50 West 3900 South Salt Lake City, UT 84107 Order No. 5-105472 13240166 4/10/2020 2:39:00 PM \$40.00 Book - 10925 Pg - 3108-3109 RASHELLE HOBBS Recorder, Salt Lake County, UT BACKMAN TITLE SERVICES BY: eCASH, DEPUTY - EF 2 P.

Warranty Deed

Milne Conder Holding LLC

Of Salt Lake City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEYS and WARRANTS to

Max Conder Holding LLC, a Utah limited liability company

Of Salt Lake City, County of Salt Lake, State of Utah, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract of land in Salt Lake County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: County and/or City Taxes n	ot delinquent;	Bonds an	d/or Special	Assessments no	t delinquent and
Covenants, Conditions, Restrictions, Rights-of	f-Way, Easem	ents, and R	Leservations r	ow of Record	
WITNESS, the hand of said Grantor, this	9th	of	April		2020
Milne Conder Holding LLG					
Jeremy M. Conder, Manager		ye e yekir			
State of Utah) SS.					
County of Salt Lake)					
The foregoing instrument was acknowledged By Jeremy M. Conder				`April, 2020	
the Manager	of Mil	ne Conder F	Iolding LLC		

Notary Public

My Commission Expires: August 11, 2022

Residing at: Salt Lake City, UT

JOEL KENNY
Notary Public State of Utah
My Commission Expires on:
August 11, 2022
Comm. Number: 701685

LEGAL DESCRIPTION

Parcel No.: 15-36-427-021

PARCEL 1:

Beginning at a point on the North right of way line of 3900 South Street, said point being North 89 deg. 44'50" East along said North line 258.60 feet from the Southwest corner of Lot 2, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence North 00 deg. 03'00" West 247.17 feet; thence South 89 deg. 52'28" East 32.03 feet; thence North 00 deg. 18'36" West 38.25 feet; thence North 89 deg. 45'21" East 25.00 feet; thence North 00 deg. 18'36" West 5 feet; thence North 89 deg. 45'21" East 102.23 feet; thence South 00 deg. 01'30" East 290.19 feet to the North right of way line of 3900 South Street; thence South 89 deg. 44'50" West along said North line 158.94 feet to the point of beginning.

PARCEL 1A:

Together with the following described right of way:

Beginning at a point on the North right of way line of 3900 South Street, said point being North 89 deg. 44'50" East 188.98 feet from the Southwest corner of Lot 2, Block 16, Ten Acre Plat "A", Big Field Survey, and running thence North 00 deg. 01'33" West 245.86 feet; thence South 89 deg. 58'27" West 188.98 feet to the East right of way line of West Temple Street; thence North 00 deg. 01'33" West along said East line 20.00 feet; thence North 89 deg. 58'27" East 188.98 feet; thence North 00 deg. 01'33" West 142.20 feet; thence South 89 deg. 58'27" West 172.01 feet; thence North 53 deg. 32'34" West 21.10 feet to said East line; thence North 00 deg. 01'33" West along said East line 28.66 feet; thence North 53 deg. 29'28" East 21.10 feet; thence North 89 deg. 58'27" East 192.01 feet; thence South 00 deg. 01'33" East 324.43 feet; thence North 89 deg. 57'00" East 49.57 feet; thence North 00 deg. 03'00" West 110.03 feet; thence South 89 deg. 52'28" East 20.00 feet; thence South 00 deg. 03'00" East 129.97 feet; thence South 89 deg. 57'00" West 69.58 feet; thence South 00 deg. 01'33" East 117.31 feet to the right of way line of 3900 South Street; thence South 89 deg. 44'50" West along said North line 20.00 feet to the point of beginning.

PARCEL 1B:

Those appurtenant rights set forth and disclosed in that certain Reciprocal Easement Agreement dated July 6, 2016 by Lone Rock Properties, LLC aka Lone Rock Properties, L.L.C., a Utah limited liability company, recorded July 7, 2016 as Entry No. 12316088 in Book 10449 at Page 9642 of official records.

Parcel No.: 15-36-427-021