

Mail Tax Notice To:  
Holladay 2550, LLC, a Utah limited liability company  
9565 S Wasatch Blvd  
Salt Lake City, UT 84092

13452072  
11/5/2020 9:14:00 AM \$40.00  
Book - 11054 Pg - 8443-8446  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

File No.:

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## WARRANTY DEED

This deed is given to adjust the boundary line between  
two adjacent parcels

Holladay 2550, LLC, a Utah limited liability company

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

Holladay 2550, LLC, a Utah limited liability company

**GRANTEE(S)** of Sandy, 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 and made part hereof

**TAX ID NOS.:** 28-12-177-011, and 28-12-177-012 (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 3 day of November, 2020.

Holladay 2550, LLC, a Utah limited liability company

BY: IFreedom Direct Corporation, a Utah corporation  
ITS: Manager

BY:   
Kevin P. Gates  
President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the \_\_\_\_ day of November, 2020, personally appeared before me Kevin P. Gates, who acknowledged himself to be the President of IFreedom Direct Corporation, a Utah corporation, which is Manager of Holladay 2550, LLC, a Utah limited liability company, and that he, as such President of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

*SEE ATTACHED ACKNOWLEDGMENT*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

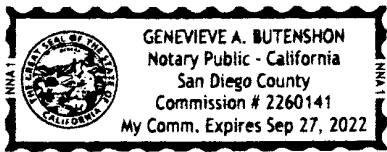
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN DIEGO }

On 11/03/2020 before me, GENEVIEVE A. BUTENSHON  
Date Here Insert Name and Title of the Officer

personally appeared KEVIN P. VATES  
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 Gen A. Buter  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

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: \_\_\_\_\_

**Exhibit A**

**Parcel A – Adjusted Tax Parcel No. 28-12-177-011**

Beginning at a point being North 89°51'28" East 1,372.44 feet along the section line and North 827.38 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°45'02" East 87.71 feet;

thence North 62°57'20" East 51.54 feet;

thence South 20°36'49" East 38.62 feet;

thence Northeasterly 77.28 feet along the arc of a 150.00 foot radius curve to the left (center bears North 20°36'49" West and the chord bears North 54°37'35" East 76.43 feet with a central angle of 29°31'11");

thence Northeasterly 34.00 feet along the arc of a 36.00 foot radius curve to the right (center bears South 50°08'01" East and the chord bears North 66°55'30" East 32.75 feet with a central angle of 54°07'02");

thence South 86°00'59" East 168.42 feet;

thence South 02°59'01" West 222.38 feet;

thence North 85°44'23" West 225.41 feet;

thence North 03°00'57" East 16.50 feet;

thence North 85°59'03" West 180.71 feet;

thence North 03°13'01" East 144.14 feet to the point of beginning.