

MAIL TAX NOTICE TO:  
1320 North 300 West, LLC, a Utah limited liability company  
212 E. Crossroads Blvd. #457  
Saratoga Springs, UT 84045

### WARRANTY DEED

1320 North 300 West, LLC, a Texas limited liability company, **GRANTOR**, hereby CONVEYS AND WARRANTS to 1320 North 300 West, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 4<sup>th</sup> day of January, 2021.

1320 North 300 West LLC, a Texas limited liability company

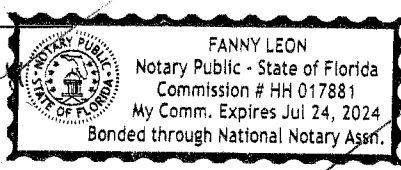
By: Gomel Esther LLC, its Manager

[Signature]  
By: Aaron Weisman, its Manager

State of FL  
County of D  
4<sup>th</sup> day of January, 2021

On this 4<sup>th</sup> day of January, 2021, personally appeared before me, the undersigned Notary Public, Aaron Weisman the Manager of Gomel Esther LLC, which is the Manager of 1320 North 300 West, LLC, a Texas limited liability company, 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 before 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.

[Signature]  
Notary Public  
My commission expires: July 24, 2024



File No.: 1059501  
 Warranty Deed – Continued  
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## EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows :

Commencing at a point located South 00°26'30" East along the Section line 1507.50 and West 613.11 feet from the Northeast corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 84°02'27" West along a fence line 155.74 feet; thence North 24°31'55" West 87.57 feet; thence North 88°51'30" West along a fence line 112.70 feet; thence North 01°06'30" West 127.41 feet; thence North 87°07'30" West 130.78 feet; thence North 01°18'20" West 3.01 feet; thence North 88°08'26" West 274.85 feet; thence North 02°45'26" West along 300 West Street 184.44 feet; thence North 01°25'26" West along said 300 West Street 247.48 feet; thence South 48°29'26" East along Interstate I-15 970.59 feet to the point of beginning

Less and excepting therefrom the following described parcel of land:

Beginning at a point on the East side of an existing access road, said point being 4690.38 feet East and 1170.89 feet North and South 84°02'27" West 154.80 feet from the West Quarter Corner of Section 8, Township 5, Range 1, Salt Lake Base and Meridian; thence South 87°06'58" West 19.50 feet; thence along a curve to the right a radius of 40.00 feet and a distance of 24.80 feet, the chord of which bears South 10°57'36" West 24.41 feet; thence South 35°07'26" West 63.74 feet; thence along a curve to the left a radius of 270.00 feet a distance of 51.07 feet, the chord of which bears South 29°42'20" West 50.99 feet; thence North 81°31'08" West 37.21 feet; thence North 04°00'10" East 181.84 feet; thence North 18.50 feet; thence East 69.96 feet; thence South 25°34'51" East 93.09 feet to the point of beginning.

Also less and excepting therefrom the following described parcel of land:

Commencing North 1138.7 feet and West 625.7 feet from the East Quarter Corner of Section 8, Township 5, Range 1 East, Salt Lake Base and Meridian; which point is on the West right-of-way line of the Utah State Road I-15; thence South 48°27'50" East 342.13 feet along said right-of-way; thence continuing along said right-of-way South 48°27'46" East 123.67 feet, more or less to the North corner of the property of CAR-MEL Properties, L.C. as described in a Warranty Deed recorded October 10, 2002, as Entry No. 119879:2002; thence along the Northwesterly boundary of the CAR-MEL Properties, L.C. South 44°21'56" West 120.42 feet; thence South 14°52'24" West 127.38 feet; thence South 25°22'57" West 82.40 feet; thence South 08°22'04" West 34.07 feet more or less to the North line of the Union Pacific Railroad right-of-way; thence along said railroad right-of-way North 52°07'47" West 702.15 feet; thence North 04°10' East 65.4 feet; thence East 78.3 feet more or less to the Southwest corner of the land of La Rae Lindsay described in a Warranty Deed recorded March 22, 2004, as Entry No. 31610:2004; thence along the boundary line of the said Lindsay property South 81°31'08" East 37.21 feet; thence along a curve to the right having a radius of 270.00 feet a distance of 51.07 feet; the chord of which bears North 29°42'20" East 50.99 feet; thence North 35°07'26" East 63.74 feet; thence along a curve to the left having a radius of 40.00 feet a distance of 24.80 feet, the chord of which bears North 10°57'36" East 24.41 feet; thence North 87°06'58" East 19.50 feet; thence North 84°02'27" East 154.30 feet; thence South 60°24'38" East 3.92 feet more or less to the point of beginning.

Also:

Commencing North 1154.88 feet and East 4536.96 feet from the West 1/4 corner of Section 8, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 25°35'50" West 89.73 feet; thence South 88°51'32" East 5.85 feet; thence South 24°31'55" East 88.39 feet; thence South 84°02'27" West 3.8 feet to the point of beginning.

Tax ID No.: 12:039:0043