

12994428
5/24/2019 9:01:00 AM \$40.00
Book - 10784 Pg - 1713-1719
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

Mail Recorded Deed and Tax Notice To:
Allura2 Investment, LLC, a Utah limited liability company
5470 Kietzke Lane #300
Reno, NV 89511



COTTONWOOD
TITLE

File No.: 109267-LKF

WARRANTY DEED

Rancho Los Hermosos, LLC, a Delaware limited liability company

GRANTOR(S) of Los Angeles , State of California , hereby Conveys and Warrants to

Allura2 Investment, LLC, a Utah limited liability company

GRANTEE(S) of Taylorsville, 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

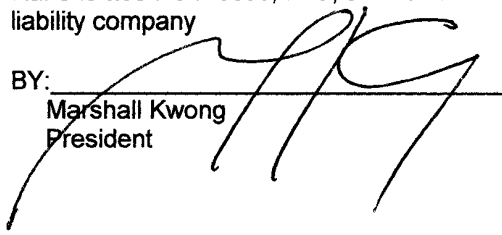
TAX ID NO.: 21-03-380-022, 21-03-380-033 and 21-03-380-045 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: SEE ATTACHED EXHIBIT B.

Dated this 20 day of May, 2019.

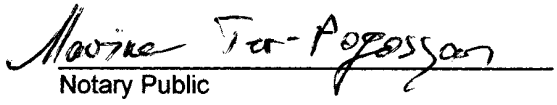
Rancho Los Hermosos, LLC, a Delaware limited liability company

BY: 
Marshall Kwong
President

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On the 05.20.2019, personally appeared before me Marshall Kwong, who acknowledged themselves to be the President of Rancho Los Hermosos, LLC, a Delaware limited liability company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

SEE ATTACHED DOCUMENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

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.

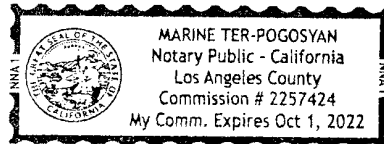
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On 05.20.2019 before me, MARINE TER-POGOSYAN, a Notary Public,

personally appeared MARSHALL KWONG,
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 Marine Ter-Pogossyan

THIS AREA FOR OFFICIAL NOTARIAL SEAL

EXHIBIT A
Legal Description

A parcel of land lying in the Southeast quarter of the Southwest quarter of Section 3, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at a point South 89°55'31" West 168.50 feet along the South boundary of said Section 3, and North 00°03'15" West 53.00 feet to the North right-of-way line of 4700 South Street, from the South quarter corner of said Section 3; thence South 89°55'31" West, along said North line, a distance of 171.56 feet; thence North 00°03'15" West 364.97 feet; thence North 89°55'31" East 287.06 feet (formerly described as 286.941 feet); thence South 00°03'15" East 227.89 feet along the West right-of way line of Redwood Road; thence South 89°55'31" West 115.50 feet; thence South 00°03'15" East 137.08 feet to the point of beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 21-03-380-022.

Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 21-03-380-033.

Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 21-03-380-045.

2. Said Land is located within the boundaries of Taylorsville City, Taylorsville-Bennion Improvement District (801-968-9081) and the Wasatch Front Waste & Recycling District (385-468-6325), and subject to the charges and assessments thereof.

NOTE: As of the effective date of this policy, said charges and assessments are paid current.

3. Restrictive Covenant in favor for The Southland Corporation, a Texas corporation, recorded May 5, 1982 as Entry No. 3672206 in Book 5368 at Page 1481.

Said Restriction affects the Southerly approximate 137.08 feet, being that portion taxed under tax parcel number 21-03-380-033.

4. Grant of Easement and Release of Claim in favor of Taylorsville-Bennion Improvement District, recorded December 18, 1961 as Entry No. 1817555 in Book 1873 at Page207.
5. Grant of Easement and Release of Claim in favor of Taylorsville-Bennion Improvement District, recorded December 18, 1961 as Entry No. 1817556 in Book 1873 at Page209.
6. Grant of Easement and Release of Claim in favor of Taylorsville-Bennion Improvement District, recorded December 18, 1961 as Entry No. 1817559 in Book 1873 at Page214.
7. Grant of Easement in favor of Taylorsville-Bennion Improvement District, a body politic for a temporary easement during the construction of a water line/sewer line, and appurtenant structures for construction purposes on, over, across and through said Land and a perpetual easement to construct, reconstruct, operate, repair, replace and maintain said line and appurtenant structures on, over, across and through said Land and incidental purposes, by instrument dated December 27, 1968 and recorded January 2, 1969, as Entry No. 2272338, in Book 2719, at Page 505.
8. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject Land, recorded March 19, 1979, as Entry No. 3251428, in Book 4830, at Page 73.
9. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities, from time to time, upon, over, under and across a portion of the subject Land, recorded March 19, 1979, as Entry No. 3251433, in Book 4830, at Page 78.
10. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded June 20, 1979, as Entry No. 3297171, in Book 4885, at Page 71.
11. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded December 9, 1981, as Entry No. 3630049, in Book 5321, at Page 61.
12. Easement for Pipeline in favor of Taylorsville-Bennion Improvement District, dated April 18, 1990 and recorded April 19, 1990 as Entry No. 4906784 in Book 6214 at Page 286.
13. A lease dated October 1, 2002 by and between 47th South & Redwood WG LLC, an Idaho limited liability company (Landlord) and Walgreen Co., an Illinois corporation (Tenant), as disclosed in that certain Memorandum of Lease recorded September 28, 2001 as Entry No. 8016688 in Book 8506 at Page 1713.

14. Subject to the following matters disclosed on that certain survey prepared by Terramark, having been certified under the date of April 24, 2019, by Michael A. Hoffmann, a Professional Land Surveyor holding License No. 6865308:
- a. Back of side walk extends up to 3.0 feet Northerly into the subject property
 - b. Curb extends up to 0.6 feet Easterly into the subject property
 - c. Edge of gutter extends up to 2.0 feet Easterly into the subject property
 - d. Overhead power lines and related facilities located in the Northerly, Easterly, Southeasterly and Southerly portions of the property
 - e. Telephone or communication lines and related facilities located in the Westerly, Easterly, Southerly and Northerly portions of the property
 - f. Electrical lines, box and related facilities located in the Northerly and Southerly portion of the property