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4/29/2021 12:16:00 PM \$40.00
Book - 11165 Pg - 8133-8135
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
WH3 Properties LLC
4722 West 4150 South
West Haven, UT 84401

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1052143-SLC1 (AW)**
A.P.N.: **15-12-108-007-0000 & 15-12-108-006-0000**

UTP Group, Inc., a Utah corporation, Grantor, of **Salt Lake City**, Salt Lake County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

WH3 Properties LLC, a Utah limited liability company, Grantee, with an address of 4722 West 4150 South, West Haven, Utah, 84401 for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 10, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 19 RODS; THENCE NORTH 10 RODS; THENCE EAST 19 RODS; THENCE SOUTH 10 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATE IN LOTS 1 AND 2, IN BLOCK 10, OF PLAT "A", SALT LAKE CITY SURVEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH BLOCK LINE OF BLOCK 10, SAID POINT BEING LOCATED 155.88 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH, PARALLEL TO THE EAST BLOCK LINE, 44.84 FEET; THENCE WEST, PARALLEL TO THE SOUTH BLOCK LINE, 157.62 FEET; THENCE SOUTH, PARALLEL TO THE EAST BLOCK LINE, 44.84 FEET; THENCE EAST ALONG THE SOUTH BLOCK LINE 157.62 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT OF WAY SO FAR AS THE SAME IS APPURTENANT TO AND AFFECTS THE ABOVE DESCRIBED PROPERTY AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 25, 2014, AS ENTRY NO. 11919064 IN BOOK 10262 AT PAGE 7345 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 10, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 1 ROD; THENCE NORTH 40 RODS; THENCE WEST 1 ROD; THENCE SOUTH 40 RODS TO THE POINT OF BEGINNING.

Subject to current taxes and assessments, reservations, easements, rights-of-way, covenants, conditions, restrictions, zoning matters, liens and encumbrances, and all other matters of record.

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SIGNATURE ON FOLLOWING PAGE

Witness, the hand(s) of said Grantor(s), this 28 day of April, 2021.

UTP Group, Inc., a Utah corporation

By: [Signature]
Name: Lonnie Harkness
Title: President

STATE OF Utah)
County of Salt Lake) ss.

On April 28, 2021, before me, the undersigned Notary Public, personally appeared **Lonnie Harkness**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 6/23/2022

[Signature]
Notary Public

