

Mail Recorded Deed and Tax Notice To:
Three D Trust dated October 27, 1997
3128 Willow Ave, Ste 101
Clovis, CA 93612

13840730
12/6/2021 3:42:00 PM \$40.00
Book - 11278 Pg - 6445-6448
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 4 P.



File No.: 149473-MCB

WARRANTY DEED

River Park Commons, LLC, a Utah limited liability company

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants to

Matthew Diener and Christian Diener, Co-Trustees of the Three D Trust dated October 27, 1997

GRANTEE(S) of Clovis, State of California

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

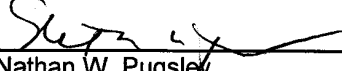
TAX ID NO.: 21-12-107-009 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 6th day of December, 2021.

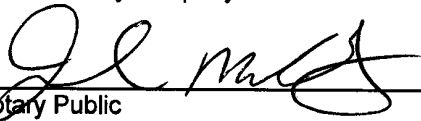
River Park Commons, LLC, a Utah limited liability company

BY: 
Nathan W. Pugsley
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 6th day of December, 2021, before me, personally appeared Nathan W. Pugsley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of River Park Commons, LLC, a Utah limited liability company.


Notary Public

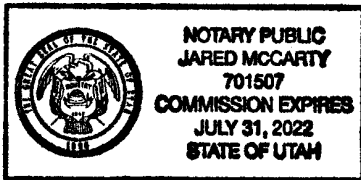


EXHIBIT A
Legal Description

An entire parcel of property, situate in the NW1/4 of Section 12, Township 2 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 12; thence S00°05'04"E 145.36 feet being a measured distance to a Witness Corner in 4800 South Street; thence N89°49'23"W 1,390.53 feet to a Street Monument in 4800 South Street, being the Basis of Bearing; thence West 74.62 feet; thence South 789.92 feet to the POINT OF BEGINNING; said point being the intersection of the westerly right of way line of Murray Boulevard and the Northerly boundary of Hunter's Woods Condominium Plat, recorded in the Office of the Salt Lake County Recorder in Book 85-4, Page 70, as determined by survey; thence along the boundary of said Hunter's Woods Condominiums the following five (5) courses and distances: (1) S71°14'30"W 172.00 feet; thence (2) N00°04'30"E 55.72 feet; thence (3) N89°55'30"W 120.00 feet; thence (4) S00°04'30"W 60.68 feet; thence (5) S87°42'30"W 138.45 feet to the Northwest corner of said Hunter's Woods Condominium Plat; said point being the Easterly Boundary of the Citadel Broadcasting Company, per a Trustee's Quitclaim Deed recorded in the Office of the Salt Lake County Recorder as Entry #7620545, Book 8356, Page 937; thence N00°04'29"E 307.43 feet along said Easterly Boundary line to the Northerly Boundary of said entire property; thence along said Northerly Boundary the following three (3) courses and distances: (1) N56°53'06"E 155.16 feet; thence (2) N34°53'06"E 138.70 feet; thence (3) N89°53'13"E 113.94 feet to the Westerly right of way line of said Murray Boulevard; thence along said Westerly right of way line the following three (3) courses and distances: (1) S02°06'35"E 69.04 feet; thence (2) along the arc of a curve to the left with a radius of 688.00 feet a distance of 197.53 feet through a central angle of 16°27'00" Chord: S10°20'05"E 196.85 feet; thence (3) S18°33'35"E 187.66 feet to the point of beginning.