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10/27/2020 01:32 PM \$40.00
Book - 11047 Pg - 7350-7353
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CHAD BUNTING
352 W VAN BUREN AVE
SALT LAKE CITY UT 84115
BY: JLA, DEPUTY - WI 4 P.

Bunting
WHEN RECORDED MAIL TO:
GRANTEE

351 West Andrew Ave and 342-382 West Van Buren Avenue, Salt Lake City, Utah 84115

WARRANTY DEED

The Bunting Family Limited Partnership

Grantor,

of Salt Lake City, Utah
hereby CONVEYS and WARRANTS to

The Bunting Family Limited Partnership

Grantee,

of Salt Lake City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of Utah, to-wit:
SEE ATTACHED

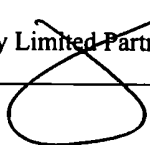
THE BUNTING FAMILY LIMITED PARTNERSHIP OWNS ALL OF THE PARCELS INVOLVED, INCLUDING THE CURRENT DESCRIPTIONS SET FORTH AS EXHIBIT "A"

THE BUNTING FAMILY LIMITED PARTNERSHIP DESIRES TO CONSOLIDATE AND AMEND THE EXISTING PARCELS INTO TWO PARCELS THIS IS TO COMBINE 5 PARCELS TO 2 PARCELS, THE TWO PARCELS ARE SET FORTH IN LEGAL DESCRIPTION SET FORTH AS EXHIBIT "B".

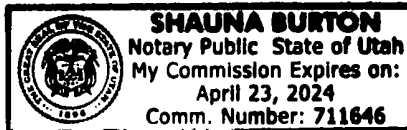
Current Tax Serial No.: 15-13-178-001, 15-13-178-004, 15-13-178-005, 15-13-178-006, 15-13-178-007

WITNESS the hand of said grantor, this 27 day of October, 2020

The Bunting Family Limited Partnership
By: _____



STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)



On the 27 day of October, 2020, personally appeared before me Chad Bunting The Bunting Family Limited Partnership, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Shauna Burton
Notary Public
Residing at Sl County, Utah:
My Commission Expires:
4-23-2024

Exhibit "A"

PARCEL 1:

THE WEST 10 FEET OF LOT 1, STEWART'S ADDITION. ALSO, LOTS 2 THROUGH 7, STEWART'S ADDITION. ALSO, LOTS 29 THROUGH 34, STEWART'S ADDITION. ALSO, THAT PART OF LOT 8, 27 AND 28, STEWART'S ADDITION, LYING SOUTH OF THE RAILROAD RIGHT OF WAY AND EAST OF THE FENCE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°54'13"E 230.63' FROM THE SOUTHWEST CORNER OF LOT 17, STEWART'S ADDITION; AND RUNNING THENCE N01°17'30"W ALONG A FENCE LINE 184.03' TO THE SOUTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE N47°45'30"E ALONG THE RAILROAD 55.11' TO THE SOUTH RIGHT OF WAY LINE OF ANDREW AVE; THENCE S89°54'13"E ALONG ANDREW AVE 183.65' TO THE NORTHEAST CORNER OF LOT 34, STEWART'S ADDITION; THENCE S00°00'59"E ALONG THE EAST LINE OF SAID LOT 156.75'; THENCE N89°54'13"W 45.00'; THENCE S00°00'59"E 64.35' TO THE NORTH RIGHT OF WAY LINE OF VAN BUREN AVE; THENCE N89°54'13" ALONG VAN BUREN AVE 175.37' TO THE POINT OF BEGINNING.

CONTAINS: 1.0468 ACRES.

PARCEL 2:

LOTS 9, 10 AND 11, STEWART'S ADDITION. ALSO, THAT PART OF LOTS 8 AND 27, STEWART'S ADDITION, LYING SOUTH OF THE RAILROAD RIGHT OF WAY AND WEST OF THE FENCE. ALSO, THAT PART OF LOTS 12 THROUGH 16 AND 24 THROUGH 25, STEWART'S ADDITION, LYING SOUTH OF THE RAILROAD RIGHT OF WAY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°54'13"E 24.25' FROM THE SOUTHWEST CORNER OF LOT 17, STEWART'S ADDITION; AND RUNNING THENCE N47°45'30"E ALONG THE RAILROAD 273.17' TO A FENCE; THENCE S01°17'30"E ALONG THE FENCE 184.03' TO THE NORTH RIGHT OF WAY LINE OF VAN BUREN AVE; THENCE N89°54'13"W ALONG VAN BUREN AVE 206.38' TO THE POINT OF BEGINNING.

CONTAINS 0.4358 ACRES.

PARCEL NOS: 15-13-178-001, 15-13-178-004, 15-13-178-005, 15-13-178-006, 15-13-178-007

Exhibit "B"

(WESTERLY PORTION)

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 28, 1986, AS ENTRY NO. 4220972, IN BOOK 5749, AT PAGE 2224, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ALSO IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 22, 1998, AS ENTRY NO. 7093858, IN BOOK 8100, AT PAGE 1115, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A FENCELINE, SAID POINT BEING NORTH $00^{\circ}01'06''$ EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH $89^{\circ}54'13''$ WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWARTS ADDITION AND NORTH $89^{\circ}54'13''$ WEST 502.36 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FROM THE STREET MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 300 WEST STREET; AND RUNNING THENCE NORTH $89^{\circ}54'13''$ WEST 201.22 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY LINE OF THAT RECORD OF SURVEY DATED MARCH 13, 2001, ON FILE AT THE OFFICE OF SALT LAKE COUNTY SURVEYOR AS INDEX NO. S01-01-0015 (SAID EASTERLY LINE BEING THE HISTORICAL RAILROAD RIGHT OF WAY LINE); THENCE NORTH $47^{\circ}48'21''$ EAST 266.81 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH $03^{\circ}24'16''$ EAST 34.74 FEET ALONG A FENCELINE; THENCE SOUTH $00^{\circ}35'09''$ EAST 144.87 FEET ALONG SAID FENCELINE TO THE POINT OF BEGINNING.

CONTAINS: 18,187 SQ FT OR 0.418 ACRES, MORE OR LESS

(EASTERLY PORTION)

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THAT WARRANTY DEED RECORDED MARCH 28, 1986, AS ENTRY NO. 4220972, IN BOOK 5749, AT PAGE 2224, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND ALSO IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 22, 1998, AS ENTRY NO. 7093858, IN BOOK 8100, AT PAGE 1115, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF LOT 2, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, BLOCK 9, 5-ACRE PLAT "A", RECORDED SEPTEMBER 16, 1890 AS ENTRY NO. 27614, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH $00^{\circ}01'06''$ EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH $89^{\circ}54'13''$ WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWARTS ADDITION AND NORTH $89^{\circ}54'13''$ WEST 320.23 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE FROM THE STREET MONUMENT AT THE INTERSECTION OF VAN BUREN AVENUE AND 300 WEST STREET; AND RUNNING THENCE NORTH $89^{\circ}54'13''$ WEST 182.13 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A FENCELINE; THENCE NORTH $00^{\circ}35'09''$ WEST 144.87 FEET ALONG SAID FENCELINE; ; THENCE NORTH $03^{\circ}24'16''$ WEST 34.74 FEET ALONG SAID

FENCELINE TO THE EASTERLY LINE OF THAT RECORD OF SURVEY DATED MARCH 13, 2001, ON FILE AT THE OFFICE OF SALT LAKE COUNTY SURVEYOR AS INDEX NO. S01-01-0015 (SAID EASTERLY LINE BEING THE HISTORICAL RAILROAD RIGHT OF WAY LINE); THENCE NORTH $47^{\circ}48'21''$ EAST 61.94 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREW AVENUE; THENCE SOUTH $89^{\circ}54'13''$ EAST 184.89 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF LOT 34 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH $00^{\circ}01'06''$ WEST 148.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34; THENCE NORTH $89^{\circ}54'13''$ WEST 38.54 FEET ALONG AN EXISTING 16.50 FOOT ALLEY TO A SOUTHWEST CORNER OF LOT 34; THENCE SOUTH $00^{\circ}01'06''$ WEST 16.50 FEET ALONG THE WESTERLY LINE OF SAID ALLEY; THENCE NORTH $89^{\circ}54'13''$ WEST 6.49 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH $00^{\circ}01'06''$ WEST 56.13 FEET TO THE POINT OF BEGINNING.

CONTAINS: 46,481 SQ FT OR 1.067 ACRES, MORE OR LESS