

**MAIL TAX NOTICE TO**  
Grantee(s)  
7103 S. Redwood Road #347  
West Jordan, UT 84084  
File Number: SS-22-4613

13974292 B: 11350 P: 7045 Total Pages: 2  
06/23/2022 01:56 PM By: slang Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: STEED TITLE INSURANCE AGENCY  
6995 S UNION PARK CTRMIDVALE, UT 840476087

## **Special Warranty Deed**

**GRANTOR(S): 352 West Van Buren, LLC**

Of Salt Lake County, Utah, hereby CONVEY(S) and WARRANT(S) against all claiming by, through or under it, and against acts of itself, to:

**GRANTEE(S): Utah Fiduciaries, LLC, a Utah limited liability company, as Trustee of the Salt Lake Property Trust, dated 3/3/2022**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of Utah:

**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:**

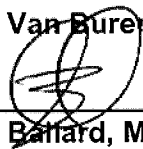
**BEGINNING AT A POINT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF LOT 2, STEWART'S ADDITION, A SUBDIVISION OF LOT 18, BLOCK 9, FIVE ACRE PLAT "A", RECORDED SEPTEMBER 16, 1890 AS ENTRY NO. 27614, ON FILE AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°01'06" EAST 18.52 FEET ALONG THE MONUMENT LINE AND NORTH 89°54'13" WEST 42.00 FEET TO THE SOUTHEAST CORNER OF STEWART'S ADDITION AND NORTH 89°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°54'13" WEST 182.13 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A FENCELINE; THENCE NORTH 00°35'09" WEST 144.87 FEET ALONG SAID FENCELINE; THENCE NORTH 03°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°48'21" EAST 61.94 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ANDREW AVENUE; THENCE SOUTH 89°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°01'06" WEST 148.58 FEET TO THE SOUTHEAST**

CORNER OF SAID LOT 34; THENCE NORTH 89°54'13" WEST 38.54 FEET ALONG AN EXISTING 16.50 FOOT ALLEY TO A SOUTHWEST CORNER OF LOT 34; THENCE SOUTH 00°01'06" WEST 16.50 FEET ALONG THE WESTERLY LINE OF SAID ALLEY; THENCE NORTH 89°54'13" WEST 6.49 FEET ALONG THE NORTHERLY LINE OF LOT 1 OF SAID STEWART'S ADDITION SUBDIVISION; THENCE SOUTH 00°01'06" WEST 56.13 FEET TO THE POINT OF BEGINNING.

Parcel Identification No. 15-13-178-010-0000

WITNESS, the hand(s) of the Grantor(s), this 21 day of June, 2022.

352 West Van Buren, LLC

By:   
Blake Ballard, Manager

Hikko Design, LLC  
Its: Member

By:   
Dallin J. Jolley, Manager

State of Utah        }  
County of Salt Lake}

On this 21 day of June, 2022, personally appeared before me, **Blake Ballard, Manager of 352 West Van Buren, LLC and Dallin J. Jolley, Manager of Hikko Design, LLC, Member of 352 West Van Buren, LLC**, the signers of the above instrument, who duly acknowledged before me that they executed the same.

Witness my hand and official seal



Notary Public

