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8/20/2021 12:02:00 PM \$40.00
Book - 11225 Pg - 5592-5597
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 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:
AK Dev, LLC a Utah limited liability
company
607 E. Kirstys Lane
Murray, UT 84107

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-1071168-SLC1 (ami)**
A.P.N.: **15-14-405-019-0000**

Keppel One, LLC, a California limited liability company, Grantor, of Draper , Salt Lake County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

AK Dev, LLC a Utah limited liability company and FFP5, LLC, a Utah limited liability company, Grantee, of Murray , Salt Lake County, State of UT, 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:

LOTS 19 THROUGH 21, INCLUSIVE, ALL OF LOT 23, AND THE SOUTH 30 FEET OF LOT 24, AMENDED PLAT OF CANNON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SALT LAKE COUNTY, UTAH.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22, OF SAID AMENDED PLAT OF CANNON SUBDIVISION, AND RUNNING THENCE NORTH 40 FEET; THENCE WEST 10 FEET; THENCE NORTH 10 FEET; THENCE WEST 180 FEET; THENCE SOUTH 50 FEET; THENCE EAST 190 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SALT LAKE CITY CORPORATION IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 15, 1988, AS ENTRY NO. 4702107, IN BOOK 6081, AT PAGE 1583 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WEST 33.00 FEET, SOUTH 33.00 FEET AND SOUTH 0°02'23" EAST 127.00 FEET FROM THE NORTHEAST CORNER OF LOT 19, RIVERSIDE PLAT, SALT LAKE SURVEY, SAID POINT ALSO BEING SOUTH 61.16 FEET AND WEST 1815.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE

A.P.N.: 15-14-405-019-
0000

Special Warranty Deed - continued

File No.: NCS-1071168-SLC1
(ami)

BASE AND MERIDIAN. THENCE SOUTH 0°02'23" EAST 280.00 FEET ALONG THE EXISTING STREET RIGHT OF WAY, SOUTH 89°54'29" WEST 12.74 FEET; THENCE NORTH 44°56'41" EAST 14.14 FEET; THENCE NORTH 0°01'01" WEST 270.00 FEET; THENCE NORTH 89°04'29" EAST 2.62 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this August 20, 2021

[SIGNATURES ON FOLLOWING PAGE]

Keppel One, LLC, a California limited liability company

By: Hatch Irrevocable Management Trust
Its: Manager

Cynthia R. Corbett
Cynthia R. Corbett

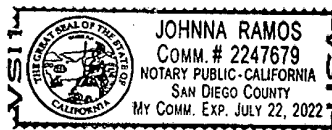
STATE OF California)
County of San Diego)ss.

On this 10th day of August, 2021 before me, the undersigned Notary Public, personally appeared **Cynthia R. Corbett as Manager of Hatch Irrevocable Management Trust as Manager of Keppel One, LLC, a California limited liability company**, 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 is/are 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: July 22, 2022

Johnna Ramos
Notary Public



Keppel One, LLC, a California limited liability company

**By: Hatch Irrevocable Management Trust
Its: Manager**

Diane Nielson

Diane Nielson, Manager

STATE OF _____)
County of _____)ss.

On this _____ day of _____, 2021 before me, the undersigned Notary Public, personally appeared **Diane Nielson as Manager of Hatch Irrevocable Management Trust as Manager of Keppel One, LLC, a California limited liability company**, 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 is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

see attached

My Commission Expires:

Notary Public

ACKNOWLEDGMENT

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 Orange)

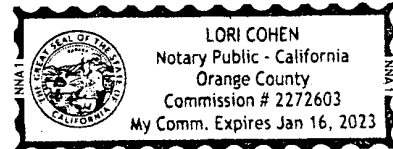
On August 18, 2021 before me, Lori Cohen Notary Public
(insert name and title of the officer)

personally appeared Diane Nielson
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  (Seal)



Keppel One, LLC, a California limited liability company

By: Hatch Irrevocable Management Trust
Its: Manager

Kenneth Hatch

Kenneth Hatch, Manager

STATE OF Utah)
County of Davis)ss.

On this 18 day of August, 2021 before me, the undersigned Notary Public, personally appeared **Kenneth Hatch as Manager of Hatch Irrevocable Management Trust as Manager of Keppel One, LLC, a California limited liability company**, 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 is/are 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: 6/7/2025

Krista R Groll
Notary Public

