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2/18/2021 12:48:00 PM \$40.00  
Book - 11120 Pg - 8066-8067  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 2 P.

**MAIL TAX NOTICE TO:**  
204 Broadway, LLC  
347 Congress Street  
Boston, MA 02210

## SPECIAL WARRANTY DEED

W&R Enterprises, LC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to 204 Broadway, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

The following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1: (16-06-326-001)

Commencing One Hundred Thirty Four and one-half (134-1/2) feet South of the Northwest corner of Lot Five (5), Block Fifty-four (54), Plat "A", Salt Lake City Survey, and running thence South Forty (40) feet; thence East One Hundred Fifty-five (155) feet; thence North Forty (40) feet; thence West One Hundred Fifty-five (155) feet to the point of beginning.

Parcel 1A:

Together with a right of way over, upon, and across the following described tract of land in Salt Lake County, State of Utah, commencing at a point One Hundred Twenty Four and one-half (124 1/2) feet South of the Northwest corner of Lot Five (5), Block Fifty-Four (54), Plat "A" Salt Lake City survey and running thence South Ten (10) feet; thence East One Hundred Fifty-five (155) feet; thence South Forty (40) feet; thence East Nine (9) feet; thence North One Hundred Seventy Four and 5/10 (174.5) feet; thence West Eight (8) feet; thence South One Hundred Twenty-four and one-half (124-1/2) feet; thence West One Hundred Fifty-six (156) feet to the place of beginning.

Parcel 2: (16-06-180-001)

Commencing at the Northwest corner of Lot 5, Block 54, Plat A, Salt Lake City Survey, and running thence East 165 feet; thence South 134-1/2 feet; thence West 165 feet; thence North 134-1/2 feet to the place of beginning.

Parcel 2A:

SUBJECT TO and together with a right of way for ingress and egress over, upon and across the following described premises, situate in Salt Lake County, State of Utah, to-wit:

Commencing at the Northeast corner of said Lot 5, Block 54, Plat A, Salt Lake City Survey, and running thence South 134-1/2 feet; thence West 165 feet; thence North 10 feet; thence East 155 feet; thence North 124-1/2 feet; thence East 10 feet to the place of beginning.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 17 day of Feb., 2021.

W&R Enterprises, LC

By: Wendel K. Burt Date: 2/17/21  
Wendel K Burt, Manager

By: Ronald P Burt Date: 2/17/21  
Ronald P Burt, Manager

State of Utah  
County of Salt Lake

On this 17 day of February, 2021, personally appeared before me, the undersigned Notary Public, Wendel K Burt and Ronald P Burt as Managers of W&R Enterprises, LC, 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 before 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.

[Signature]  
Notary Public

My commission expires: 8-9-21

