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8/10/2017 12:11:00 PM \$12.00  
Book - 10586 Pg - 9135-9136  
JULIE DOLE  
Recorder, Salt Lake County, UT  
TITLE GUARANTEE S JORDAN  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**

**Name:** GRANTEE  
**Address:** 399 WEST ANDREW AVENUE  
SALT LAKE CITY, UT, 84115

File #39909 AMD 2

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## **WARRANTY DEED**

CHESTON BRIAN HEINZ

**GRANTOR**

of SALT LAKE County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

RIGHT SIDE UP AUTO, L.C., A UTAH LIMITED LIABILITY COMPANY

**GRANTEE**

of SALT LAKE, County and State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in SALT LAKE County and State of UTAH described as follows:

**BEGINNING AT A POINT WHICH IS SOUTH 00°00'59" EAST (SOUTH 00°00'09" EAST, HISTORICAL) 176.50 FEET ALONG THE EXTENDED MONUMENT LINE FROM THE MONUMENT LINE AT THE INTERSECTION OF 1500 SOUTH STREET AND 400 WEST STREET, SAID POINT BEING NORTH 89°54'13" WEST 24.22 FEET FROM THE NORTHWEST CORNER OF LOT 18, STEWARTS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY; AND RUNNING THENCE SOUTH 89°54'13" EAST 193.37 FEET ALONG THE SOUTH LINE OF 1515 SOUTH STREET (ANDREW AVENUE) TO A POINT 33 FEET NORTHWESTERLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD (SAID POINT BEING 25.5 FEET NORTHWESTERLY FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING TRACK); THENCE SOUTH 47°45'30" WEST (SOUTH 47°49'00" WEST, HISTORICAL) PARALLEL WITH SAID CENTERLINE 272.99 FEET TO A POINT ON THE WEST LINE OF VACATED 400 WEST STREET; THENCE NORTH 00°00'59" WEST ALONG SAID WEST LINE 183.86 FEET; THENCE SOUTH 89°54'13" EAST 8.78 FEET TO THE POINT OF BEGINNING.**

**Tax Serial No. 15-13-176-006**

File Number: 39909 AMD 2

also known by street and number of: 399 WEST ANDREW AVENUE, SALT LAKE CITY, UTAH 84115.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

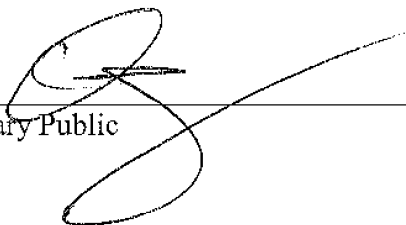
IN WITNESS WHEREOF, the hand of said grantor, this August 9th, 2017

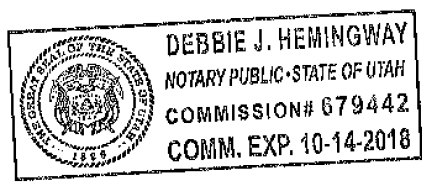
  
\_\_\_\_\_  
CHESTON BRIAN HEINZ

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

On the 9th day of August, 2017, personally appeared before me CHESTON BRIAN HEINZ, the signer(s) of the foregoing instrument, who duly acknowledged to me that **he/she/they** executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public



When recorded mail to (Tax Mailing Address):

Grantee

399 Andrew Avenue

Salt Lake City, UT 84115

MTC File No. 308545

13903193 B: 11312 P: 6194 Total Pages: 2

03/03/2022 10:56 AM By: ggasca Fees: \$40.00

WD- WARRANTY DEED

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: MERIDIAN TITLE COMPANY

64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

## WARRANTY DEED

Linda Peck, as trustee of the Linda Peck Trust, dated February 27, 2013, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Right Side Up Auto, L.C., a Utah Limited Liability Company

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1: [15-13-176-007]

Beginning at the intersection of the easterly line Lot 5, Block 9, Big Field Survey, 5 Acre Plat "A" and the Northerly right of way line of the Union Pacific Railroad Company, said point being North 00°01'05" West along the easterly line of said Lot 5, a distance of 130.27 feet, from the Southeast corner of Lot 5; thence along said easterly line, South 00°01'05" East, a distance of 202.56 feet, to the southerly line of said Railroad Company right of way; thence along said right of way line, South 47°49'00" West, a distance of 503.09 feet, to the westerly right of way line of Interstate 15 as established by that certain Quit Claim Deed identified as Parcel No. 15-7:115, Project No. SP-15-7(116)304 and by that certain Right of Way Deed Identified as Description No. 01-7:934:AR, Project No. 1-15-7(6)301; thence along said right of way line, North 02°33'02" East, a distance of 211.36 feet, to the Southwest corner of that property identified as tax parcel No. 15-13-176-005; thence along the southerly line of said property, North 47°49'00" East, a distance of 490.32 feet, to the point of beginning.

Parcel 2: [15-13-178-008]

Beginning at a point on the northerly line of Stewart's addition, said point being 1.85 feet distant westerly, measured along said northerly line, from the Northeast Corner of Lot 24 of said Stewart's Addition; thence South 89°54'13" East, along said northerly line, a distance of 97.16 feet; thence South 47°48'21" West, a distance of 328.85 feet, to the northerly right of way line of Van Buren Avenue; thence along said right of way line, North 89°27'09" West, a distance of 22.62 feet, to the easterly right of way line of vacated 400 West Street; thence along said right of way line, South 00°00'59" East, a distance of 20.62 feet; thence South 47°49'00" West, a distance of 44.53 feet, to the easterly line of Lot 4, Block 9, 5 Acre Plat "A"; thence along the easterly line of said Lot 4 and Lot 5, North 00°00'56" West, a distance of 87.82 feet, to the southerly line of the property identified as tax parcel 15-13-176-006; thence along said southerly line North 47°45'30" East, a distance of 272.99 feet to the point of beginning.

Tax Parcel No. 15-13-178-008, 15-13-176-007

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this   /   day of March, 2022.

The Linda Peck Trust, dated February 27, 2013

By: Linda Peck  
Linda Peck, Trustee

STATE OF UTAH                            )  
  :SS  
COUNTY OF Salt Lake            )

The foregoing instrument was acknowledged before me this   /  <sup>5<sup>th</sup></sup> day of March, 2022, by Linda Peck, as trustee of the Linda Peck Trust, dated February 27, 2013.

[Signature]  
Notary Public

