

Mail Recorded Deed and Tax Notice To:
PG Investments 2, L.C., a Utah limited liability company
423 W Broadway, Ste 230
Salt Lake City, UT 84101

13523948
1/6/2021 10:25:00 AM \$40.00
Book - 11094 Pg - 1902-1905
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 137764-CAB

WARRANTY DEED

California Bangerter Office, LLC, a Utah limited liability company

GRANTOR(S) of West Valley City, State of Utah, hereby Conveys and Warrants to

PG Investments 2, L.C., a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 15-24-236-002 (for reference purposes only)

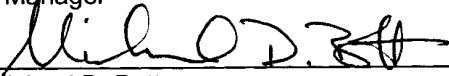
SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10 day of December, 2020.

California Bangerter Office, LLC, a Utah limited liability company

BY: Gardner Batt, LLC, a Utah limited liability company

ITS: Manager

BY: 

Michael D. Batt
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 10 day of December, 2020, personally appeared before me Michael D. Batt, who acknowledged himself to be the Manager of Gardner Batt, LLC, a Utah limited liability company, Manager of California Bangerter Office, LLC, a Utah limited liability company, and they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

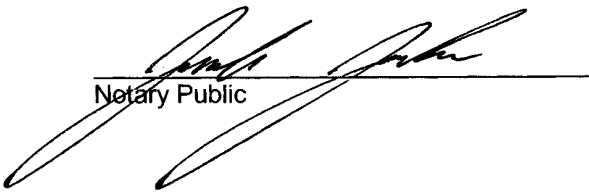

Notary Public



EXHIBIT A
Legal Description

Beginning at a point on the East line of West Temple Street 186 feet North 00°00'38" East from the Southwest corner of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and running thence North 00°00'38" East 138 feet; thence North 89°49'29" East 160 feet; thence South 00°00'38" West 138 feet to street right of way line; thence South 89°49'29" West 160 feet to the point of beginning.

Mail Recorded Deed and Tax Notice To:
PG Investments 2, L.C.
423 W. Broadway, Suite 1230
Salt Lake City, UT 84101

12978893
4/30/2019 4:00:00 PM \$12.00
Book - 10775 Pg - 8331-8332
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 106573-MKF

WARRANTY DEED

Power Solutions, Inc.

GRANTOR(S) of Taylorsville, State of Utah, hereby Conveys and Warrants to

PG Investments 2, L.C. , a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Beginning at a point North 00°00'38" East 186 feet and North 89°49'29" East 566.5 feet (along the North line of a 40 foot street) from the Southwest corner of Lot 8, Block 40, Ten Acre Plat "A", Big Field Survey and running thence North 00°00'38" East 138 feet; thence North 89°49'29" East 154.57 feet; thence South 00°03'06" West 138 feet along the West line of Main Street; thence South 89°49'29" West 154.47 feet to the point of beginning.

TAX ID NO.: 15-24-236-005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 29 day of April, 2019.

Power Solutions, Inc.

BY: Cary Davis
Cary Davis, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29 day of April, 2019, personally appeared before me Cary Davis, who being by me duly sworn did say that he is the President of Power Solutions, Inc., and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Cary Davis acknowledged to me that said corporation executed the same.

Marie Klaszky
Notary Public



12952624
3/20/2019 1:56:00 PM \$12.00
Book - 10762 Pg - 979-980
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
2180 South 1300 East, Suite 130
Salt Lake City, UT 84106
(801)466-1600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PG Investments, 2 LLC
423 W. Broadway
Ste 230
Salt Lake City, UT 84101

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

SPECIAL WARRANTY DEED

Escrow No: **392-5942740 (CD)**
A.P.N.: **15-24-236-004-0000**

Harold S. Coleman, Trustee, or his Successors in Trust, under The Harold S. Coleman Family Living Trust, dated February 16, 2001, and any amendments thereto

Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PG Investments 2, L.C., a Utah limited liability company, Grantee, of **Salt Lake City**, **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**:

BEGINNING 186 FEET NORTH AND 349.5 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 8, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 138 FEET; THENCE NORTH 89°51'52" EAST 217 FEET; THENCE SOUTH 138 FEET; THENCE SOUTH 89°51'52" WEST 217 FEET TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2019** and thereafter.

Witness, the hand(s) of said Grantor(s), this 3-20-19.

Trust, under The Harold S. Coleman Family Living Trust, dated February 16, 2001, and any amendments thereto

Pearlie M. Coleman
Pearlie M. Coleman, Successor Trustee

Cecilia Mitchell
Cecilia Mitchell, Successor Trustee

Jack B. Johnson
Jack B. Johnson, Successor Trustee

STATE OF UT)
County of Salt Lake) ss.

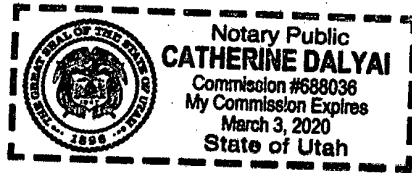
On March 20, 2019, before me, the undersigned Notary Public, personally appeared **Pearlie M. Coleman, Cecilia Mitchell and Jack B. Johnson, Successor Trustees of The Harold S. Coleman Family Living Trust**, dated February 16, 2001, personally known to me (or proved to me on the basis of satisfactory 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 the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Catherine Dalyai
Notary Public

My Commission Expires:

3-3-20



12959557
4/1/2019 9:41:00 AM \$12.00
Book - 10765 Pg - 7035-7036
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 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:
PG INVESTMENTS, 2, LLC, a Utah limited
liability company
423 W Broadway, Suite 230
Salt Lake City, UT 84101

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-942492-SLC1 (ami)**
A.P.N.: 15-24-237-004-0000

Maddison Avenue Holding LLC, a Colorado limited liability company, Grantor, of **Littleton**, **Denver** County, State of **CO**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PG INVESTMENTS, 2, LLC, a Utah limited liability company, Grantee, of **Salt Lake City**, **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**:

BEING A PORTION OF LOT 8, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY AND ALSO BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 89°49'29" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 8, 40.00 FEET TO THE WESTERLY LINE OF MAIN STREET; THENCE NORTH 00°03'06" EAST, ALONG THE WESTERLY LINE OF SAID MAIN STREET, 66.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHERLY LINE OF THE D&RGW RAILROAD; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID MAIN STREET NORTH 00°03'06" EAST 80.00 FEET TO THE SOUTHERLY LINE OF BOWERS WAY; THENCE SOUTH 89°49'29" WEST, ALONG THE SOUTHERLY LINE OF SAID BOWERS WAY, 254.94 FEET TO THE NORTHERLY PROLONGATION OF A FENCE LINE; THENCE SOUTH 00°27'34" EAST, ALONG THE NORTHERLY PROLONGATION AND SAID FENCE LINE, 80.00 FEET TO THE NORTHERLY LINE OF SAID RAILROAD; THENCE NORTH 89°49'29" EAST, ALONG SAID NORTHERLY LINE OF SAID RAILROAD, 254.23 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this April 1, 2019 .

Maddison Avenue Holding LLC, a Colorado limited liability company

By: *Pamela A. Gargiulo*
Name: Pamela A. Gargiulo
Title: Manager

By: *Timothy F. Gargiulo*
Name: Timothy F. Gargiulo
Title: Manager

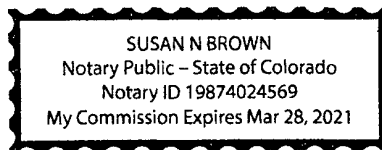
STATE OF Colorado)
County of Jefferson)^{ss.}

On March 26, 2019, before me, the undersigned Notary Public, personally appeared **Pamela A. Gargiulo and Timothy F. Gargiulo the Manager of Maddison Avenue Holding LLC, a Colorado 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 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: 3-28-21

Susan N. Brown
Notary Public



12902877
12/13/2018 2:43:00 PM \$13.00
Book - 10738 Pg - 3374-3375
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 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:
PG INVESTMENTS 1, L.C., a Utah limited
liability company
299 South Main Street, Suite 2450
Salt Lake City, UT 84111

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-919696-SLC1 (ami)**
A.P.N.: **15-24-236-001-0000**

PG INVESTMENTS 1, L.C., a Utah limited liability company, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

PG INVESTMENTS 2, L.C., a Utah limited liability company, Grantee, of **Salt Lake City**, **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**:

PARCEL 1:

BEGINNING AT A POINT NORTH 89°50'26" EAST 198 FEET FROM THE NORTHWEST CORNER OF LOT 8, BLOCK 40, 10 ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 89°50'25" EAST 523.15 FEET; THENCE SOUTH 250.2 FEET; THENCE SOUTH 89°51'52" WEST 523 FEET; THENCE NORTH 250.2 FEET TO THE POINT OF BEGINNING.

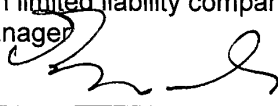
PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 40, 10 ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 89°50'26" EAST 198 FEET; THENCE SOUTH 250.2 FEET; THENCE SOUTH 89°51'52" WEST 198 FEET; THENCE NORTH 250.2 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this 12-13-18 .

PG INVESTMENTS 1, L.C., a Utah limited liability company

By: THE BOYER COMPANY, L.C.
a Utah limited liability company
its Manager




Name: Brian Gochnour, Manager

STATE OF UTAH)
County of Salt Lake)ss.

On December 13, 2018, before me, the undersigned Notary Public, personally appeared **Brian Gochnour the Manager of THE BOYER COMPANY, L.C. a Utah limited liability company who is the Manager of PG INVESTMENTS 1, L.C., a Utah 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 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: 1/22/22



Notary Public

