

Mail Recorded Deed and Tax Notice To:  
GB 2270-2280 S Main St, LLC, a Utah limited liability company  
299 S Main St., #2450  
Salt Lake City, UT 84111

13412404  
9/30/2020 3:47:00 PM \$40.00  
Book - 11030 Pg - 3987-3989  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 121198-CAB

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## WARRANTY DEED

STF Investments, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

GB 2270-2280 S Main St, LLC, 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:

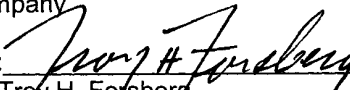
**SEE EXHIBIT A ATTACHED HERETO**


**TAX ID NO.:** 15-24-280-022 (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 30th day of September, 2020.

STF Investments, LLC, a Utah limited liability company

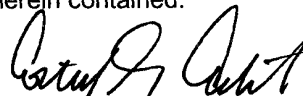
BY:   
Troy H. Forsberg  
Member

BY:   
Stephen M. Forsberg  
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of September, 2020, personally appeared before me Troy H. Forsberg, who acknowledged himself to be the Member of STF Investments, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 30th day of September, 2020, personally appeared before me Stephen M. Forsberg, who acknowledged himself to be the Member of STF Investments, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Being a portion of Lot 7, 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, Salt Lake County, Utah and being described as follows:

Commencing at the Southeast corner of said Lot 7; thence South 89°51'26" West, along the Southerly line of said Lot 7, 40.00 feet to the Westerly line of Main Street; thence North 00°03'06" East, along the Westerly line of said Main Street, 268.50 feet to the point of beginning; thence continuing along the Westerly line of said Main Street North 00°03'06" East, 81.50 feet to the Southerly line of Senior Way; thence South 89°51'26" West, along the Southerly line of said Senior Way, 200.06 feet; thence South 00°03'06" West, parallel to the West line of said Main Street, 81.00 feet; thence North 90°00'00" East, 200.05 feet to the point of beginning.