



W3136463

E# 3136463 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
19-Mar-21 0339 PM FEE \$40.00 DEP LK
REC FOR: STEWART TITLE INSURANCE AGENCY OF
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

1100 Childs Ave LLC

13858 S. 7300 W.
Herriman UT 84096

WARRANTY DEED

~~Equity Trust Company Custodian FBO Xiannhui Wang IRA as to a 37.445% undivided interest and Equity Trust Company Custodian FBO Xiujing Zhang IRA as to a 50.595% undivided interest and Xiujing Zhang as to a 2.96% undivided interest, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to 1100 Childs Ave LLC, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Weber County, State of Utah described as follows:~~

Part of the Northeast Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East line of Childs Avenue, which is North 0°58' East 338.87 feet from the intersection of said East line and the North line of the State Road (said North line 46.57 feet North of the original North line of 12th Street); running thence North 0°58' East 214.50 feet along said East line; thence South 89°09'45" East 181.26 feet; thence South 0°50'15" West 214.50 feet; thence North 89°09'45" West 181.74 feet to the point of beginning.

Tax ID No. 12-106-0016

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 18th day of March, 2021.

~~Equity Trust Company Custodian FBO Xiannhui Wang IRA as to a 37.445% undivided interest~~

~~By:XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~Equity Trust Company Custodian FBO Xiujing Zhang IRA as to a 50.595% undivided interest~~

~~By:XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Xiujing Zhang as to a 2.96% undivided interest

By: Xiujing Zhang

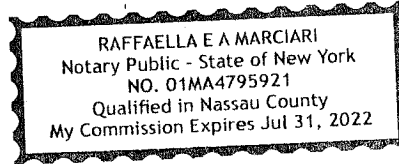
State of ~~Utah~~ *NEW YORK*
County of ~~Weber~~ *NASSAU*

On this 18th day of March, 2021, personally appeared before me, the undersigned Notary Public, ~~Xianhu Wang for Equity Trust Company Custodian FBO Xianhu Wang IRA as to a 37.44% undivided interest and Xiujing Zhang for Equity Trust Company Custodian FBO Xiujing Zhang IRA as to a 59.59% undivided interest~~ and Xiujing Zhang as to a 2.96% undivided interest, 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.

Raffaella E Marciari

Notary Public

My commission expires:





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WARRANTY DEED

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Tax ID No. 12-106-0016

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WITNESS, the hand of said grantor this 18th day of March, 2021.

Equity Trust Company Custodian FBO Xianhui Wang IRA as to a 37.445% undivided interest
By: Matthew Collier MATTHEW COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian FBO Xiujing Zhang IRA as to a 59.595% undivided interest
By: Matthew Collier MATTHEW COLLIER
Corporate Alternate Signer

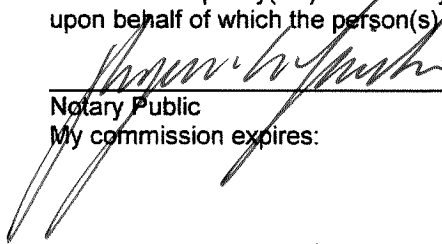
~~Xiujing Zhang as to a 2.96% undivided interest~~

By:XX

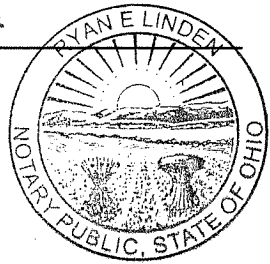
File No.: 1162180
Warranty Deed – Continued
Page 2

State of ~~Utah~~ OHIO
County of ~~Weber~~ CUYAHOGA

On this 18th day of March, 2021, personally appeared before me, the undersigned Notary Public, ~~Xianhui Wang~~ for Equity Trust Company Custodian FBO Xianhui Wang IRA as to a 37.445% undivided interest and ~~Xiujing Zhang~~ for Equity Trust Company Custodian FBO Xiujing Zhang IRA as to a 59-595% undivided interest and ~~Xiujing Zhang~~ as to a 2.96% undivided interest, 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.



Notary Public
My commission expires:



Ryan E Linden
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
December 1, 2023