

9692

WHEN RECORDED MAIL TO:
Block C SPE, LLC
c/o Cottonwood Residential
6340 South 3000 East #500
Salt Lake City Utah 84121

13314694
6/30/2020 3:09:00 PM \$40.00
Book - 10971 Pg - 1193-1195
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

PETERSEN INVESTMENT COMPANY, A UTAH CORPORATION

of Salt Lake, County of Salt Lake, State of Utah

Grantor,

hereby CONVEY and WARRANTY to

Block C SPE, LLC a Delaware limited liability company

Grantee,

of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

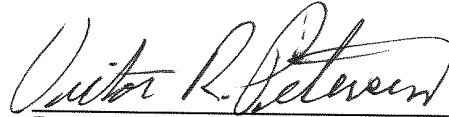
See Attached Exhibit "A"

16-29-431-008, 16-29-431-007

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 29th day of June , 2020

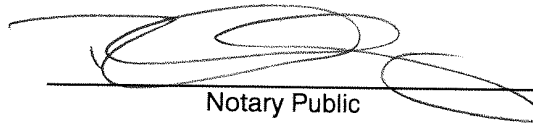
Petersen Investment Company, a Utah corporation



By: Victor R. Petersen, President

STATE OF UTAH)
) :ss
COUNTY OF Salt Lake)

On the ~~29~~²⁹ day of June, 2020, personally appeared before me Victor R. Petersen, the President of Petersen Investment Company, a Utah corporation the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

ORDER NUMBER: 9692
1ST AMENDMENT

EXHIBIT "A"

Parcel 1:

Beginning at a point on the East side of 13th East Street, four (4) rods East and North 00°04'00" West 231 feet from the Southeast corner of Block 27, Ten Acre Plat "A", Big Field Survey; thence East 96 feet; thence North 00°04'00" West 152.34 feet; thence West 96 feet to the East side of 13th East Street; thence South 00°04'00" East 152.34 feet, more or less to the point of beginning.

Parcel 2:

Commencing at a point in the center of Thirty-third South Street, four (4) rods East and two (2) rods South of the Southeast corner of Lot one (1), Block Twenty-Seven (27), Ten Acre Plat "A", Big Field Survey, and running thence East 103.29 feet; thence North 16 rods; thence West 103.29 feet; thence South 16 rods, to the place of beginning.

Less and Excepting that portion conveyed in the Warranty Deed to the Utah Department of Transportation, recorded April 6, 2018, as Entry No.12748603 in Book 10662, at Page 6724, described as follows:

A parcel of land in fee, for the construction of pedestrian ramps along 3300 South Street (SR-171) and 1300 East Street, known as project S-0171(54)13, being part of an entire tract of property, situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Northerly right of way line of said 3300 South Street (SR-171) and the Easterly right of way line of said 1300 East Street, said intersection is 136.58 feet West and 33.00 feet North from a Salt Lake County Monument on the intersection of said 3300 South Street (SR-171) and 1300 East Street, said point is also 1,527.47 feet South 00°00'56" West along the section line and 243.195 feet West along said control and monument line and 33.00 feet North from the East Quarter Corner of said Section 29; said point is also 33.00 feet perpendicularly distant Northerly from said 3300 South Street Control Line opposite approximate engineer station 3+83.28; and running thence North 230.99 feet along said Easterly right of way line of said 1300 East Street to the Northwest corner of said entire tract; thence East 3.28 feet along the Northerly boundary line of said entire tract to a point 40.00 feet perpendicularly distant Easterly from the 1300 East Street Control Line opposite approximate engineer station 12+60.57; thence 115.42 feet along the arc of a 1,186.28 foot radius non-tangent curve to the right, through a delta of 05°34'28" (Note: Radius bears South 84°53'36" West and Chord to said curve bears South 02°19'09" East for a distance of 115.37 feet) to a point 40.00 feet perpendicularly distant Easterly from said control line opposite approximate engineer station 11+49.04; thence South 00°28'05" West 92.54 feet along a line parallel to said control line to a point opposite engineer station 10+56.50; thence South 47°18'02" East 23.85 feet to said Northerly right of way line of 3300 South Street (SR-171) at a point 40.00 feet perpendicularly distant Northerly from said 3300 South Street Control Line opposite engineer station 4+08.00; thence East 78.57 feet along said Northerly right of way line to the Easterly boundary line of said entire tract at a point 40.00 feet perpendicularly distant Northerly from said control line opposite engineer station 4+86.57; thence South 7.00 feet along said Easterly boundary line to the southeast corner of said entire tract; thence West 103.29 feet along the Southerly boundary of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 2,437 square feet or 0.056 acre in area, more or less, of which 2,294 square feet in area of 0.053 acre, more or less, is now occupied by the existing 3300 South (SR-171) and 1300 East Streets. Balance is 143 square feet or 0.003 acre, more or less.