

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:
LLL 336 LLC
313 Eureka Street
San Francisco, CA 94114

13045341
8/5/2019 4:03:00 PM \$40.00
Book - 10812 Pg - 6446-6448
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

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

SPECIAL WARRANTY DEED

A.P.N.: **15-12-257-024-0000, 15-12-257-023-0000**

968 S Washington LLC, 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

LLL 336 LLC, a Utah limited liability company as to an undivided 10% interest, Grantee, of Salt Lake City, Salt Lake County, State of Utah, 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**:

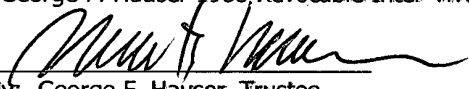
A PARCEL OF LAND LOCATED IN THE BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, SAID POINT BEING NORTH 00°00'07" WEST 83.04 FEET AND WEST 33.00 FEET FROM THE BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON STREET AND FAYETTE AVENUE AND BEING THE NORTHEAST CORNER OF LOT 46, BLOCK 2, HUNTER'S SUBDIVISION OF LOTS 10 AND 11 AND PART OF LOT 9 BLOCK 23, FIVE ACRE PLAT "A" BIG FIELD SURVEY AND RUNNING; THENCE SOUTH 0°01'07" EAST 50.07 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF FAYETTE AVENUE; THENCE SOUTH 89°56'40" WEST 156.75 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF AN ALLEY AS SHOWN IN THE SALT LAKE CITY ATLAS PLAT OF BLOCK 23, FIVE ACRE PLAT "A", BIG FIELD SURVEY; THENCE NORTH 00°01'07" WEST 50.17 FEET; THENCE NORTH 89°58'53" EAST 156.75 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this July 31 2010

968 S Washington LLC, a Utah Limited Liability Company

By: George F. Hauser 1988 Revocable Inter-Vivos Trust, Member


By: George F. Hauser, Trustee

STATE OF _____)
COUNTY OF _____)Ss.

On _____, 20____, personally appeared before me, George F. Hauser, Trustee of the George F. Hauser 1988 Revocable Inter-Vivos Trust, Member of 968 S Washington LLC, a Utah Limited Liability Company, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public

(Printed Name)
My Commission expires: _____

See Attached California All-Purpose Acknowledgment

{Seal or Stamp}

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Francisco)

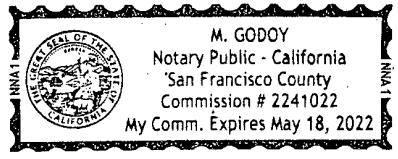
On July 31, 2019 before me, M. Godoy, notary public
Date Here Insert Name and Title of the Officer

personally appeared George F. Hausler
Name(s) of Signer(s)

who 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 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

13444514
10/29/2020 3:59:00 PM \$40.00
Book - 11050 Pg - 871-873
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded, return to:

968 S Washington LLC
Attention: George Hauser
313 Eureka Street
San Francisco, CA 94114

Parcel Address: 968 S Washington Street
Salt Lake City, Utah
Parcel ID: 15-12-257-028

FATCO NCS-968-0

SPECIAL WARRANTY DEED

LLL 968 LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who legally claim by, through or under grantor, to 968 S Washington LLC, a Utah limited liability company, Grantee, whose current address is 3578 S 1950 W, Unit 7, West Valley City, UT 84119, for good and valuable consideration, an undivided 10% tenant-in-common interest in and to the following parcel of real property situated in Salt Lake County, State of Utah, to wit:

o

A parcel of land located in the Block 23, Five Acre Plat "A", Big Field Survey located in the Northwest Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point on the west right-of-way line of Washington Street, said point being North 0°0'07" West 83.04 feet and West 33.00 feet from the brass cap monument located at the intersection of Washington Street and Fayette Avenue and being the Northeast corner of Lot 46, BLOCK 2, HUNTER'S SUBDIVISION OF LOTS 10 AND 11 and part of Lot 9 Block 23, Five Acre Plat "A", Big Field Survey and running: thence South 0°01'07" East 50.07 feet along said west right-of-way line to the North right-of-way line of Fayette Avenue; thence South 89°56'40" West 156.75 feet along said north right-of-way line to the east right-of-way line of an alley as shown in the Salt Lake City Atlas Plat of Block 23, Five Acre Plat "A", Big Field Survey; thence North 0°01'07" West 50.17 feet; thence north 89°58'53" East 156.75 feet to the point of beginning.

0.18 acres

TAX ID NUMBER FOR PROPERTY: 15-12-257-028

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

[Signature Page Follows]

WITNESS the hand of said Grantor this 5th day of October 2020.

LLL 968 LLC, a Utah limited liability company



By: Laurance Lem Lee, Trustee, Laurance Lem Lee 1999 Trust, Dated April 2, 1999, Member

STATE OF _____ }
 }ss.
COUNTY OF _____ }

On this ___ day of _____, 2020, personally appeared before me Laurance Lem Lee, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.

***See Attached
California Notary
Acknowledgement**

Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

On 10/05/2020

DATE

before me, Lisa Groves, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Laurence Lem Lee

NAME(S) OF SIGNER(S)

who 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 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.

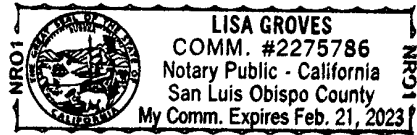
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lisa Groves

SIGNATURE OF NOTARY PUBLIC

(NOTARY SEAL)



OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

DESCRIPTION OF ATTACHED DOCUMENT

Special Warranty Deed
TITLE OR TYPE OF DOCUMENT

3 (Including Notary)
NUMBER OF PAGES

10/05/2020
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

N/A
SIGNER(S) OTHER THAN NAMED ABOVE