

Mail Recorded Deed and Tax Notice To:
Hark, LLC, an Arizona limited liability company
12225 West Peoria Avenue
El Mirage, AZ 85335

13183748
1/31/2020 11:57:00 AM \$40.00
Book - 10891 Pg - 3531-3534
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 120783-WHP

WARRANTY DEED

CC & Elle, LLC, a Utah Limited Liability Company,

GRANTOR of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Hark, LLC, an Arizona limited liability company

GRANTEE of El Mirage, State of Arizona

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.: 21-12-206-013 and 21-12-206-014 (for reference purposes only)

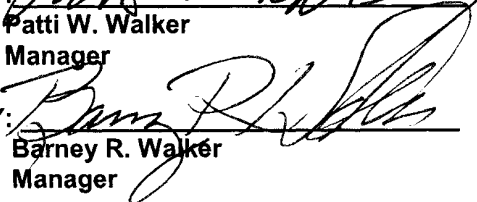
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

Dated this 29th day of January, 2020.

CC & Elle, LLC, a Utah Limited Liability Company

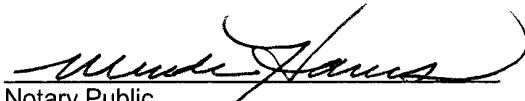
BY: 
Patti W. Walker
Manager

BY: 
Barney R. Walker
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of January, 2020, personally appeared before me Patti W. Walker and Barney R. Walker, who acknowledged themselves to be the Managers of CC & Elle, LLC, a Utah Limited Liability Company, and that they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

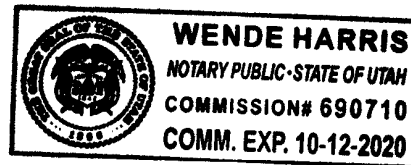


EXHIBIT A
Legal Description

PARCEL 1:

COMMENCING AT A POINT DESCRIBED AS BEING 711 FEET EAST AND 704.52 FEET SOUTH AND SOUTH 87°24' EAST 68.05 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, SAID POINT ALSO BEING NORTH 87°24' WEST 68.05 FEET FROM GRANITE MONUMENT OF THE MINGO SMELTER SURVEY AND RUNNING THENCE SOUTH 87°24' EAST 68.05 FEET; THENCE SOUTH 123.8 FEET; THENCE NORTH 77°34' WEST 69.63 FEET; THENCE NORTH 111.9 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THAT CERTAIN PARCEL CONVEYED TO MURRAY CITY CORPORATION BY THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 14, 1975 AS ENTRY NO. 2750708 IN BOOK 3996 AT PAGE 202 OF OFFICIAL RECORDS.

PARCEL 2:

BEGINNING AT A GRANITE MONUMENT, SAID POINT BEING SOUTH 89°55'55" EAST ALONG THE SECTION LINE 534.00 FEET TO THE EXTENDED SAID EAST RIGHT OF WAY LINE AND SOUTH 00°12'30" EAST ALONG SAID EAST RIGHT OF WAY LINE EXTENDED AND EAST RIGHT OF WAY LINE 691.45 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF EDWARD M, HARVEY PROPERTY, AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED OCTOBER 20, 1955 AND RECORDED DECEMBER 1, 1955 AS ENTRY NO. 1458579 IN BOOK 1263 AT PAGE 280, OF OFFICIAL RECORDS, AND EAST 187.49 FEET TO THE NORTHEAST CORNER OF SAID HARVEY TRACT, AND SOUTH 13.02 FEET; AND SOUTH 87°24' EAST 136.13 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 231.45 FEET; THENCE SOUTH 126.06 FEET; THENCE WEST 170.75 FEET; THENCE NORTH 2.26 FEET; THENCE WEST 60.70 FEET; THENCE NORTH 123.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE RIGHT OF WAY APPURTENANT TO PARCELS 1 AND 2 FOR INGRESS AND EGRESS TO BE KNOWN AS 5TH AVENUE AS DISCLOSED BY QUIT CLAIM DEED RECORDED MARCH 18, 1996 AS ENTRY NO. 6306133 IN BOOK 7353 AT PAGE 1978 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 2ND WEST STREET, SAID POINT BEING SOUTH 89°55'55" EAST ALONG THE SECTION LINE 534.00 FEET TO THE EXTENDED SAID EAST RIGHT OF WAY LINE, AND SOUTH 00°12'30" EAST ALONG SAID EAST RIGHT OF WAY LINE EXTENDED AND EAST RIGHT OF WAY LINE 791.45 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF EDWARD M. HARVEY PROPERTY, AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED OCTOBER 20, 1955 AND RECORDED DECEMBER 1, 1955 AS ENTRY NO. 1458579 IN BOOK 1263 AT PAGE 280, OF OFFICIAL RECORDS, SAID POINT BEING FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 187.12 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID HARVEY TRACT; THENCE SOUTH 13.02 FEET; THENCE SOUTH 77°34' EAST 139.26 FEET; THENCE EAST 60.70 FEET; THENCE SOUTH 39.24 FEET; THENCE WEST 60.00 FEET; THENCE NORTH 09°52'09" EAST 12.33 FEET; THENCE WEST 51.30 FEET; THENCE NORTH 20.08 FEET TO THE NORTHEAST CORNER OF THE HILDA E. YATES PROPERTY,

AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED FEBRUARY 18, 1967 AND RECORDED JUNE 2, 1967 AS ENTRY NO. 2201789 IN BOOK 2560 AT PAGE 155 OF OFFICIAL RECORDS, AND RUNNING THENCE WEST 274.63 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF 2ND WEST STREET, THENCE NORTH 50.00 FEET TO THE POINT OF BEGINNING.