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5/18/2020 4:10:00 PM \$40.00  
Book - 10945 Pg - 6516-6518  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
JF Capital  
1148 W. Legacy Crossing Blvd. Suite 400  
Centerville, UT 84014



File No.: 115542-CAF

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## WARRANTY DEED

Professional Plaza LLC, a Utah limited liability company

**GRANTOR(S)** of Sandy, State of Utah, hereby Conveys and Warrants to

F4 Properties LLC, a Utah limited liability company as to a 63.5% Tenant in Common interest and Brian & Jana Watts Family Limited Partnership, a Utah limited partnership, as to a 36.5% Tenant in Common interest

**GRANTEE(S)** of Centerville, 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:

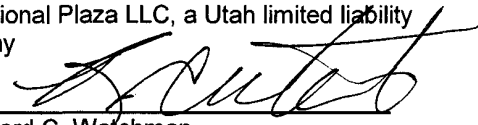
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 22-06-426-007, 22-06-426-003 and 22-06-426-002 (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 11th day of May, 2020.

Professional Plaza LLC, a Utah limited liability  
company

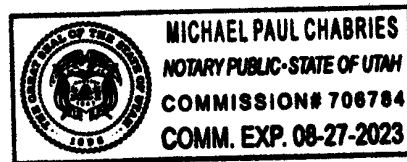
BY:   
Richard C. Watchman  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 11th day of May, 2020, personally appeared before me Richard C. Watchman, who acknowledged himself to be the Manager of Professional Plaza LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



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

Beginning at a point on the North line of 4500 South Street, said point being North 00°03'15" West 40.00 feet from the Southwest corner of Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey and running thence North 00°03'15" West along the East line of 500 East Street 300.00 feet; thence North 89°49'08" East 749.92 feet; thence South 00°05'31" West 300.90 feet to said North line of 4500 South Street; thence South 89°53'15" West 749.15 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the widening of the existing highway State Route 266 known as Project No. F-0266(60)4, being part of an entire tract of property situate in Lot 2, Block 6, Ten Acre Plat "A", Big Field Survey, in the Northeast quarter of the Southeast quarter of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract at the intersection of Northerly right of way line of the existing highway State Route 266 and the Easterly right of way line of 500 East Street, which point is 33.00 feet North 89°52'46" East along the monument line of 4500 South Street and 33.00 feet North 00°03'15" West to the Southwest corner of said Lot 2 and 40.00 feet North 00°03'15" West from the monument at the intersection of 500 East and 4500 South Streets, said point is also approximately 53.00 feet perpendicularly distant Northerly from the control line of said project opposite Engineer Station 41+70.49 and running thence North 00°03'15" West 15.00 feet along said Easterly right of way line to a point 68.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+70.52; thence South 45°05'14" East 21.20 feet to a point in said Northerly right of way line which is 53.00 feet perpendicularly distant Northerly from said control line opposite Engineer Station 41+85.49; thence South 89°52'46" West (South 89°53'15" West by record) 15.00 feet along said Northerly right of way line 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.

(Note: Rotate all bearings in the above description 00°13'46" clockwise to obtain highway bearings.)