WHEN RECORDED MAIL TO: GRANTEE 4020 SOUTH WEST TEMPLE MURRAY, UT 84107 CTE NO. 201446 13334335
7/20/2020 3:57:00 PM \$40.00
Book - 10982 Pg - 7224-7225
RASHELLE HOBBS
Recorder, Salt Lake County, UT
CAPSTONE TITLE & ESCROW
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

BIRGID PARK, SUCCESSOR TRUSTEE OF The Manfred Gellersen Trust, dated July 6, 2017

Grantor, of MURRAY, SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to

LAKE CITY AUTO SALES, LLC

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

See Attached Exhibit "A"

Parcel No. 15-36-476-020

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

WITNESS the hand of said grantor, this 17th day of July, 2020

The Manfred Gellersen Trust, dated July 6, 2017

BIRGID PARK

SUCCESSOR TRUSTEE

STATE OF UTAH

) :ss

COUNTY OF SALT LAKE)

On the 17th day of July, 2020, personally appeared before me BIRGID PARK, SUCCESSOR TRUSTEE OF The Manfred Gellersen Trust, dated July 6, 2017 the signer(s) of the within instrument, who duly acknowledged to me that they

Notery Public - State of Utah
Victoria Lynn Williams
Comm. #704292
My Commission Expires
January 28, 2023

Votery Aublic

EXHIBIT "A" LEGAL

BEGINNING at a point West 767.17 feet to the West right-of-way line of West Temple Street and North 0°4'53" East along said West line 766.76 feet and West 89.46 feet from the Southeast Corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 291.98 feet to the East right-of-way line of the O.S.L RAILROAD COMPANY; thence North 13°45' West along said right-of-way line 44.64 feet to the South line of that property deeded to Frank Bjorndal; thence North 81°30' East along said South line 179.76 feet; thence North 66°55' East along said South line 88.11 feet; thence South 22°40'2 1" East 113.24 feet to the point of beginning.

TOGETHER with the right-of-way over the following described property: BEGINNING at a point on the West right-of-way line of West Temple Street said point being West 767.17 feet and North 0°04'53" East 766.76 feet from the Southeast Corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 89.46 feet; thence North 22°40'21" West 21.69 feet; thence East 97.85 feet to the West right-of-way line of said West Temple Street; thence South 0°04'53" West along said West line 20.00 feet to the point of beginning.

Parcel Tax ID No. 15-36-476-020