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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]

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.

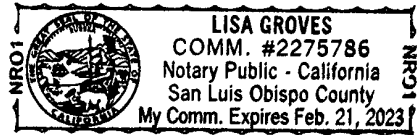
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

Special Warranty Deed

TITLE OR TYPE OF DOCUMENT

TITLE(S)

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

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