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1/22/2021 4:01:00 PM \$40.00
Book - 11104 Pg - 84-85
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SOUTHERN UTAH TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail deed and tax notice to:
Corner 64, LLC, a Utah limited liability company
Attn: CBIZ MHM 19 E 200 S, #1000
Salt Lake City, UT 84111



SOUTHERN UTAH
TITLE COMPANY
"Doing good Deeds for over 70 years"
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Order No. 216517 - EFP
Tax I.D. No. 15-01-204-040-0000

Space Above This Line for Recorder's Use

WARRANTY DEED

Struve Holdings, LLC, a Utah limited liability company, grantor(s), of St. George, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

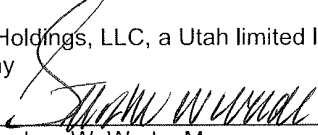
Corner 64, LLC, a Utah limited liability company, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Salt Lake County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

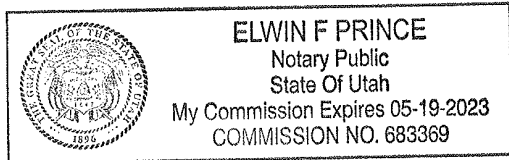
WITNESS the hand(s) of said grantor(s), this 22nd day of January, 2021.

Struve Holdings, LLC, a Utah limited liability company

By: 
Stephen W. Wade, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 22nd day of January, 2021, personally appeared before me, Stephen W. Wade, who being by me duly sworn, did say that he/she is the Manager of Struve Holdings, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Stephen W. Wade acknowledged to me that said limited liability company executed the same.




NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Struve Holdings, LLC, a Utah limited liability company grantor(s), to Corner 64, LLC, a Utah limited liability company grantee(s).

Order No. 216517
Tax I.D. No. 15-01-204-040-0000

EXHIBIT "A"

Parcel 1:
Commencing at the Southwest corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, running thence East 70 feet; thence North 165 feet; thence West 70 feet; thence South 165 feet to the place of beginning.

Parcel 1A:
Together with a non-exclusive easement for the purpose of vehicular and pedestrian ingress and egress as granted in that certain Grant of Easement recorded October 19, 1999 as Entry No. 7493422, being described as follows: Commencing 165 feet North of the Southwest corner of Lot 4, Block 78, Plat "A", Salt Lake City Survey, running thence East 70 feet; thence North 60 feet; thence West 70 feet; thence South 60 feet to the place of beginning.

Initials SW