

13600290
3/17/2021 9:30:00 AM \$40.00
Book - 11138 Pg - 966-968
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
JJR Holladay Lane LLC
2265 E Murray Holladay Rd.
Holladay, UT 84117



File No.: 134994-CAF

WARRANTY DEED

Josh Romney

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

JJR Holladay Lane LLC, a Utah Limited Liability Company

GRANTEE(S) of Holladay, 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:

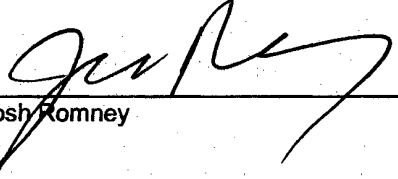
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-10-376-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

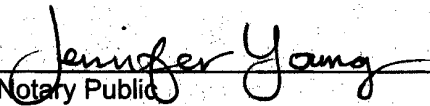
Dated this 16 day of March, 2021.

BY: 
Josh Romney

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 16 of March, 2021 by Josh Romney.


Notary Public

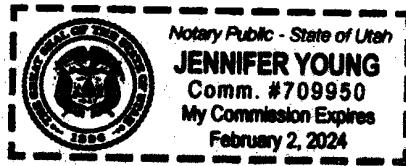


EXHIBIT A
Legal Description

Beginning 0.3 chains North and North 76°00'00" West 213.2 feet and North 17°45'00" East 16.5 feet and North 22°41'00" East 333 feet and North 64°28'00" West 872 feet and North 55°00'00" West 456.09 feet and North 29°32'00" East 403 feet and North 51°00'00" West 286.74 feet and North 39°32'00" East 425.99 feet to the center of Big Cottonwood Creek and South 51°00'00" East 245 feet and South 78°34'00" East 55.72 feet from the Southeast corner of the Southwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 08°10'00" West 124.05 feet; thence South 21°20'00" West 147.20 feet, more or less; thence South 51°00'00" East 37.40 feet, more or less, to an angle point in the Northeasterly boundary of that certain parcel of land deeded to John J. Painter by Quit Claim Deed, recorded January 17, 1989 as Entry No. 4725478 in Book 6097 at Page 890 of official records; thence South 18°28'00" East 76.74 feet, to an extension line of the Northerly boundary of that certain parcel of land deeded to Eugene F. Pack and Patricia L. Pack, his wife, as joint tenants, by Warranty Deed recorded June 6, 1952 as Entry No. 1288420 in Book 933 at Page 253, of official records; thence along said extension line and Northerly boundary of the Pack parcel North 71°32'00" East 160 feet, more or less, to the center of said Big Cottonwood Creek; thence Northerly and Northeasterly along the center line of said Creek to the point of beginning.

TOGETHER WITH a right of way over and across the following described property:

Beginning 0.3 chains North and North 76°00'00" West 213.2 feet and North 17°45'00" East 16.5 feet and North 22°41'00" East 333 feet and North 64°28'00" West 872 feet and North 55°00'00" West 125.86 feet from the Southeast corner of the Southwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 29°32'00" East 429.45 feet to a point of a 200 foot radius curve to the left; thence Northerly along said curve 167.55 feet; thence North 18°28'00" West 165 feet; thence South 71°32'00" West 50 feet; thence South 18°28'00" East 165 feet to the point of a 150 foot radius curve to the right; thence Southerly along said curve 125.66 feet to the point of tangency; thence South 29°32'00" West 424.67 feet; thence South 55°00'00" East 50.23 feet to the point of beginning.