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4/8/2021 3:11:00 PM \$40.00  
Book - 11153 Pg - 2436-2440  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

Mail Recorded Deed and Tax Notice To:  
SS Pauline L.L.C., a Utah limited liability company  
2819 East Lakeside Drive  
Eagle Mountain, UT 84005



File No.: 138255-CAH

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## WARRANTY DEED

Brownstone Pauline, LLC

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

Pauline Redevelopment L.L.C., a Utah limited liability company, as to an undivided 25.37 % interest and Lone Peak Equity 1 L.L.C., a Utah limited liability company, as to an undivided 13.57% interest and BC Pauline L.L.C., a Utah limited liability company, as to an undivided 16.96% interest and HL2, LLC, a Utah limited liability company, as to an undivided 16.96% interest and IRA Pauline L.L.C., a Utah limited liability company, as to an undivided 10.18% interest and SS Pauline L.L.C., a Utah limited liability company, as to an undivided 16.96% interest

**GRANTEE(S)** of Eagle Mountain, 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.:** 16-06-129-016, 16-06-129-014, 16-06-129-017 and 16-06-129-015 (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.

Dated this 7 day of April, 2021.

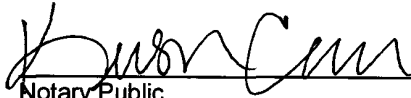
Brownstone Pauline, LLC

BY:   
Nathan Fredrick  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 1<sup>st</sup> day of April, 2021, personally appeared before me Nathan Fredrick, who acknowledged themselves to be the Manager of Brownstone Pauline, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



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

PARCEL 1:

Beginning at a point which is North 00°01'59" West 72.02 feet (record = North 72 feet) from the Southeast corner of Lot 8, Block 72, Plat "A", Salt Lake City Survey and running thence North 00°01'59" West 60.02 feet (record = North 60 feet); thence South 89°58'22" West 165.05 feet (record = West 10 rods); thence South 00°01'59" East 60.02 feet (record = South 60 feet); thence North 89°58'22" East 165.05 feet (record = East 10 rods) to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of Lot 8, Block 72, Plat "A", Salt Lake City Survey and running thence South 00°02'04" East 117.00 feet (record = South 117 feet) and running thence South 89°58'22" West 66.00 feet (record = West 66 feet); thence North 00°02'04" West 117.00 feet (record = North 117 feet); thence North 89°58'22" East 66.00 feet (record = East 66 feet) to the point of beginning.

PARCEL 2A:

The following described right of way, as disclosed by that certain Quit Claim Deed recorded May 15, 1974 as Entry No. 2621756 in Book 3586 at Page 296:

Beginning at a point 117 feet South from the Northeast corner of said Lot 8 and running thence South 10 feet; thence West 8 rods; thence North 10 feet; thence East 8 rods to the point of beginning.

PARCEL 3:

Beginning at the Southeast corner of Lot 8, Block 72, Plat "A", Salt Lake City Survey and running thence South 89°58'22" West 165.0 feet (record = West 10 rods); thence North 00°02'04" West 72.0 feet (record = North 72 feet); thence North 89°58'22" East 165.0 feet (record = East 10 rods); thence South 00°02'04" East 72.0 feet (record = South 72 feet) to the point of beginning.

PARCEL 3A:

The following described right of way as disclosed by that certain Affidavit Disclosing an Agreement recorded March 1, 1963 as Entry No. 1903032 in Book 2022 at Page 579:

Beginning 198 feet South from the Northeast corner of said Lot 8, Block 72, Plat "A", Salt Lake City Survey and running thence West 146 feet; thence South 60 feet; thence East 28 feet 8 inches; thence North 51 feet 6 inches; thence East 117 feet 4 inches; thence North 8 feet 6 inches to the point of beginning.

PARCEL 4:

Beginning at a point which is South 00°01'59" East 127.03 feet (record = South 127 feet) from the Northeast corner of Lot 8, Block 72, Plat "A", Salt Lake City Survey and running thence South 00°01'59" East 71.02 feet (record = South 71 feet); thence South 89°58'22" West 131.86 feet to a point which is 0.05 feet perpendicularly distant Easterly from the East face of an existing brick building; thence North 00°00'03" West parallel with the face of said building 71.02 feet; thence North 89°58'22" East 131.82 feet to the point of beginning.

PARCEL 4A:

A right of way as disclosed by that certain Warranty Deed recorded March 19, 1987 as Entry No. 4420063 in Book 5890 at Page 2527, being described as follows:

Beginning at a point which is South 00°01'59" East 117.03 feet (record = South 117 feet) from the Northeast corner of said Lot 8 and running thence South 00°01'59" East 10.00 feet (record = South 10 feet); thence South 89°58'22" West 132.04 feet (record = West 8 rods); thence North 00°01'59" West 10.00 feet (record = North 10 feet); thence North 89°58'22" East 132.04 feet (record = East 8 rods) to the point of beginning.