

Mail Recorded Deed and Tax Notice To:  
John Hunter  
3133 E Cedar Pass Rd  
Eagle Mountain, UT 84005

13637606  
4/20/2021 4:24:00 PM \$40.00  
Book - 11160 Pg - 5307-5309  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

COTTONWOOD

File No.: 114022-LKP

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## WARRANTY DEED

Power Plant Building, LLC, a Utah limited liability company

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

John Hunter and Jason Smith, as tenants in common

**GRANTEE(S)** of Magna, 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:

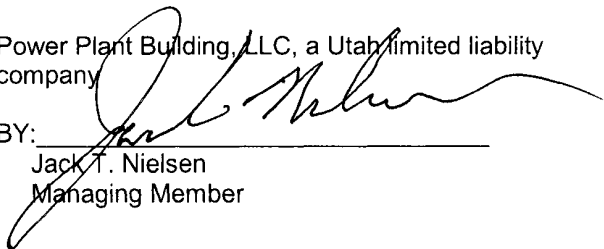
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 14-30-226-002, 14-30-226-003, 14-30-226-004, 14-30-226-005, 14-30-226-031 and 14-30-226-032 (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 20th day of April, 2021.

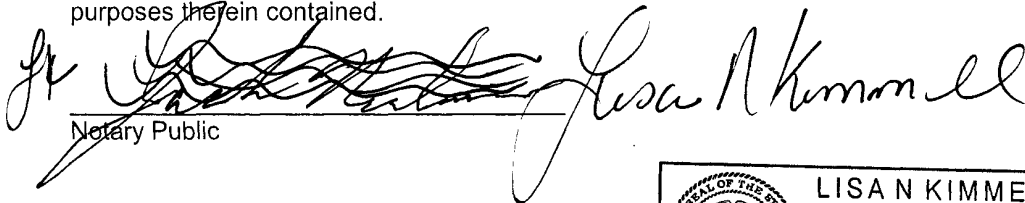
Power Plant Building, LLC, a Utah limited liability company

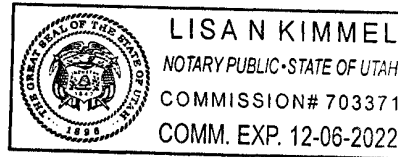
BY:   
Jack T. Nielsen  
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of April, 2021, personally appeared before me Jack T. Nielsen, who acknowledged himself to be the Managing Member of Power Plant Building, LLC, a Utah limited liability company, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



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

PARCEL 1:

Beginning at a point 1342.00 feet East and South 00°52'00" East 11.35 feet from the North quarter corner of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°52'00" East 122.00 feet; thence East 34.00 feet; thence North 00°52'00" West 122.00 feet; thence West 34.00 feet to the point of beginning.

Also described as being the East 9.00 feet of Lot 19 and all of Lot 20, Block 9, Chambers Park (unrecorded).

PARCEL 2:

Beginning at a point 1376.00 feet East and South 11.35 feet from the North quarter corner of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°52'00" East 122.00 feet; thence North 88°53'00" East 50.00 feet; thence North 00°52'00" West 122.00 feet; thence South 88°53'00" West 50.00 feet to the point of beginning.

Also described as being Lots 21 and 22, Block 9, Chambers Park (unrecorded).

PARCEL 3:

The West one-half of Lot 18, Block 3, MAGNA ADDITION, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder on April 21, 1916 in Book G of Plats at Page 63.

PARCEL 4:

The East half of Lot 18, Block 3, MAGNA ADDITION, according to the plat thereof as recorded in the office of the Salt Lake County Recorder on April 21, 1916 in Book G of Plats at Page 63.

PARCEL 5:

Beginning East 1317 feet and South 00°52' East 11.35 feet from the North quarter corner of Section 30, Township 1 South, Range 2 West, Salt Lake Meridian; thence North 88°53' East 25 feet; thence South 00°52' East 16 feet, more or less; thence South 88°53' West 25 feet; thence North 00°52' West 16 feet, more or less, to the beginning. (Being North 16 feet, more or less, of the West 25 feet of Lot 19, Block 9, Chambers Park - unrecorded)

PARCEL 6:

Beginning East 1317 feet and South 00°52' East 27.35 feet, more or less, from the North quarter corner of Section 30, Township 1 South, Range 2 West, Salt Lake Meridian; thence North 88°53' East 25 feet, more or less; thence South 00°52' East 54 feet, more or less; thence South 88°53' West 25 feet, more or less; thence North 00°52' West 54 feet, more or less, to the beginning. (Being part of Lot 19, Block 9, Chambers Park - unrecorded)