

Prepared By:  
North Star Title LLC  
6925 S Union Park Center, Suite 100  
Cottonwood Heights, UT 84047

Return To:  
West Wasangeles, L.L.C. a Utah Limited Liability  
Company  
4900 W 3500 S  
West Valley City, UT 84120

13681045  
6/3/2021 11:25:00 AM \$40.00  
Book - 11184 Pg - 9010-9012  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NORTH STAR TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

Hoi Xuan Mai and Loan Yen Tran, as joint tenants, of West Valley City, Salt Lake County, Utah,  
GRANTORS,

**Hereby CONVEY(S) and WARRANT(S) to**

West Wasangeles, L.L.C. a Utah Limited Liability Company, of West Valley City, Salt Lake County, Utah,  
GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt  
and sufficiency of which is hereby acknowledged, the following described tracts of land in Salt Lake  
County, State of Utah, to-wit:

See Exhibit A attached hereto and made a part hereof.

**Tax Parcel No.:** 14-25-476-006-0000

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity  
and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor(s), this 3rd day of June, 2021.


  
\_\_\_\_\_  
Hoi Xuan Mai

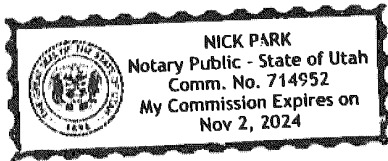
  
\_\_\_\_\_  
Loan Yen Tran

State of UTAH  
of SALT LAKE

On this 31st day of May, 2021, before me, NICK PARK a notary public, personally appeared Hoi Xuan Mai and Loan Yen Tran, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

  
\_\_\_\_\_  
(notary signature)



## EXHIBIT A

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 3500 SOUTH STREET, SAID POINT BEING SOUTH 89°59'22" WEST ALONG THE SECTION LINE 645.0 FEET AND NORTH 00°00'38" WEST 33.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°59'22" WEST 141.0 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 00°00'38" WEST 117.0 FEET;

THENCE NORTH 89°59'22" EAST 141.0 FEET;

THENCE SOUTH 00°00'38" EAST 117.0 FEET TO THE POINT OF BEGINNING.