

When Recorded, Return To:
Grantee
2964 WEST 4700 SOUTH #112A
SALT LAKE CITY, UTAH 84129

13693634
6/17/2021 12:33:00 PM \$40.00
Book - 11192 Pg - 3283-3284
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LEGENDS TITLE LLC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

PYRAMID AUTO SALES, INC., Grantor,

a corporation, organized and existing under the laws of the State of Utah, with its principal office at 3604 SOUTH WEST TEMPLE, SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby conveys and warrants to

HALLMARK HOMES AND DEVELOPMENT, a Utah Corporation, Grantee,

For the sum of No Dollars and 00/100, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

See EXHIBIT "A" attached hereto and by reference incorporated herein:

Parcel Identification Number 15-31-126-137

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

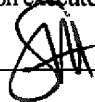
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 16th day of June, 2021.

PYRAMID AUTO SALES, INC.

BY: 
MIGUEL ALPIZAR, President

STATE OF Utah
COUNTY OF Salt Lake

On the 16th day of June, 2021 personally appeared before me MIGUEL ALPIZAR who being by me duly sworn, did say that he/she is the President of PYRAMID AUTO SALES, INC., and that said instrument was signed in behalf of said Corporation by authority of its by laws (or by a resolution of its board of directors) and said MIGUEL ALPIZAR acknowledged to me that said corporation executed the same.


Notary Public



2020-1998

WARRANTY DEED
(Continued)

EXHIBIT "A"
Legal Description

Beginning at a point which is North 89°56'19" East 1470.49 feet and South 0°03'07" East 178.00 feet from the Northwest corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°03'07" East 436.02 feet to the center of a canal; thence South 70° East 124.01 feet along center of said canal; thence North 0°03'05" West 478.56 feet; thence South 89°56'19" West 116.5 feet to the point of beginning.

Less and Excepting therefrom any portion of land conveyed in that certain Tax Deed recorded July 7, 2016 as Entry No. 12315833 in Book 10449 at Page 8844 of Official Records, being more particularly described as follows:

Beginning 1083 feet West and 603.36 feet South from North Quarter Corner Section 31, Township 1 South, Range 1 West, Salt Lake Meridian, East 30 feet, South 49.64 feet; Northwesterly to a point due South from Beginning; North to beginning.

and;

Commencing at the center line of that North Jordan Canal, which is 96.181 rods East and 662 feet South from the Northwest corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 662 feet, more or less, to the center line of 3500 South Street; thence East 125 feet; thence South 702 feet, more or less, to the center line of the North Jordan Canal; thence Northwesterly 132 feet, more or less, to the point of beginning.

Less and Excepting Therefrom any portion of land conveyed to West Valley City as contained in that certain Warranty Deed recorded March 18, 2010 as Entry No. 10916945 in Book 9811 at Page 4366 of Official Records, being more particularly described as follows:

Beginning at a point which is 96.181 rods East from the Northwest corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 125.00 feet along the section line and along the centerline of 3500 South Street; thence South 40.00 feet along the East boundary of grantor's property; thence West 125.00 feet to the West boundary of grantor's property; thence North 40.00 feet along said West boundary to the point of beginning.

and;

Beginning 1083 feet West and 603.36 feet South from North Quarter Corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian, East 30 feet, South 49.64 feet; Northwesterly to a point due South from beginning; North to beginning.

Tax ID No.: 15-31-126-137