

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
(801)307-0160

13747709  
8/17/2021 11:33:00 AM \$40.00  
Book - 11223 Pg - 6964-6965  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
454 East 300 South  
Salt Lake City, UT 84111

## SPECIAL WARRANTY DEED

ITS File No.: 86983  
PIN: 16-06-403-025

FAUSTINA RESTAURANT, LLC, a Utah limited liability company, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

454 EAST 300 SOUTH LLC, a Utah limited liability company, Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----  
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake  
County, State of Utah, to-wit:

Parcel 1:

Beginning at the Northeast corner of Lot 7, Block 37, Plat "B", SALT LAKE CITY SURVEY; thence South 247.5 feet; thence West 165 feet; thence North 41.25 feet; thence East 82.5 feet; thence North 206.25 feet; thence East 82.5 feet to the point of beginning.

Less and Excepting therefrom the following: Commencing 206.25 feet South and 82.50 feet East from the Northwest corner of Lot 7, Block 37, Plat "B", Salt Lake City Survey, and running thence North 57.75 feet; thence East 10.55 feet; thence South 00°37'09" East 57.75 feet along a chain link fence; thence West 11.15 feet to the place of commencement.

Parcel 2:

Together with a right of way described as follows: Beginning at the Northwest corner of Lot 7, Block 37, Plat "B", Salt Lake City Survey; thence South 330 feet; thence East 20 feet; thence North 330 feet; thence West 20 feet to the point of beginning.

Parcel Identification No. 16-06-403-025.

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

WITNESS the hand of said grantor, this 12th day of August, 2021.

FAUSTINA RESTAURANT, LLC, a Utah limited liability company

BY: 

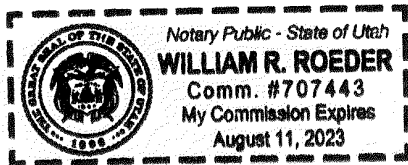
Joel M. LaSalle  
Manager

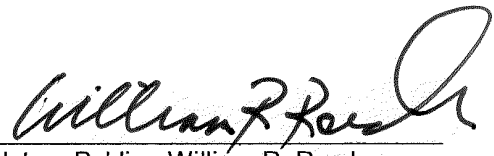
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 12th of August, 2021, personally appeared before me Joel M. LaSalle who being duly sworn did say that he is the Manager of FAUSTINA RESTAURANT, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Joel M. LaSalle acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.



  
Notary Public - William R. Roeder

Commission Expires: 8/11/2023  
Commission No.: 707443