

Mail Recorded Deed and Tax Notice To:
1805 E, LLC, a Utah limited liability company
C/O: Investment Realty Advisors
1174 E Graystone Way, Suite 100
Salt Lake City, UT 84106-4555

13781520
9/24/2021 11:23:00 AM \$40.00
Book - 11243 Pg - 8547-8551
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



WARRANTY DEED

1805 E, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

1805 E, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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 Attached Exhibit "A"

TAX ID NO.: 16-16-426-034 (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.

[Signature on following page]

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this

1805 E, LLC, a Utah limited liability company

BY: 
Robert Hanks, Member

BY: 
Wendy Hanks, Member

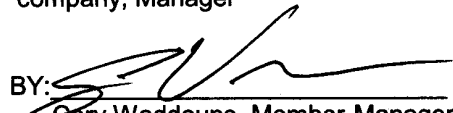
JC Capital Partners, LLC a Utah limited liability company as Manager-Member for 1805 E, LLC, a Utah limited liability company

BY: JJ Mills, L.L.C., a Utah limited liability company, Manager

BY: 
Joseph Mills, Member-Manager

BY: 
Janna Lynn Mills, Member-Manager

BY: CSWPAW L.L.C., a Utah limited liability company, Manager


BY: 
Cory Waddoups, Member-Manager

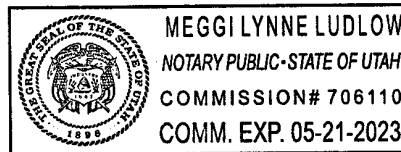
BY: 
Fattyanne Waddoups,
Member-Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of September, 2021, before me, personally appeared Robert Hanks, Member, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of 1805 E, LLC, a Utah limited liability company.

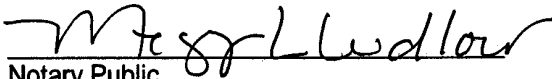

Notary Public

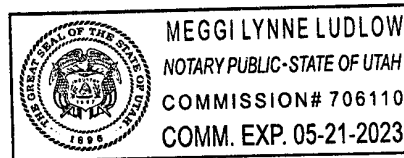


STATE OF UTAH

COUNTY OF SALT LAKE

On this 21 day of September, 2021, before me, personally appeared Wendy Hanks, Member, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of 1805 E, LLC, a Utah limited liability company.

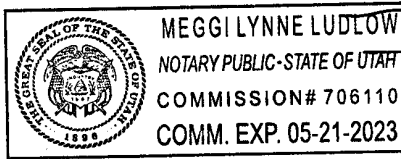

Notary Public



STATE OF Utah

COUNTY OF Salt Lake

On the 21st day of September, 20 21, personally appeared before me Cory Waddoups, who acknowledged himself to be the Manager of CSWPAW L.L.C., a Utah Limited Liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

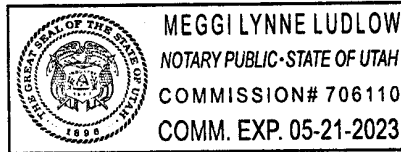


Meggi Ludlow

STATE OF Utah

COUNTY OF Salt Lake

On the 21st day of September, 20 21, personally appeared before me Pattyanne Waddoups, who acknowledged herself to be the Manager of CSWPAW L.L.C., a Utah Limited Liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

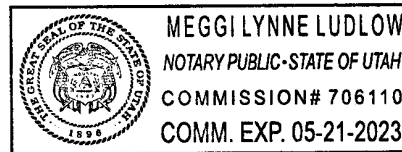


Meggi Ludlow

STATE OF Utah

COUNTY OF Salt Lake

On the 21st day of September, 20 21, personally appeared before me Joseph Mills, who acknowledged himself to be the Manager of JJ MILLS L.L.C., a Utah Limited Liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

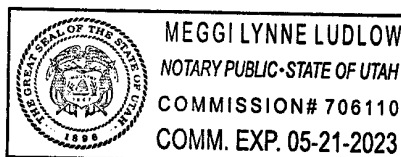


Meggi Ludlow

STATE OF Utah

COUNTY OF Salt Lake

On the 21st day of September, 20 21, personally appeared before me Janna Lynne Mills, who acknowledged herself to be the Manager of JJ MILLS L.L.C., a Utah Limited Liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Meggi Ludlow

EXHIBIT "A"

PROPOSED PARCEL 1:

A PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED MARCH 31, 2021 AS ENTRY NO. 13616752 SITUATE IN LOT 11, BLOCK 8, 5-ACRE PLAT "C", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 11, BLOCK 8, SAID POINT ALSO BEING SOUTH 89°46'36" WEST ALONG SAID NORTH LINE 681.20 FEET (WEST, RECORD) FROM THE NORTHEAST CORNER OF SAID LOT 11, AND RUNNING THENCE SOUTH 0°28'29" EAST 21.26 FEET; THENCE SOUTH 89°55'03" WEST 0.47 FEET TO A POINT ON A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 1°09'30" EAST 22.82 FEET, 2) SOUTH 0°02'31" WEST 16.35 FEET; THENCE SOUTH 0°35'47" EAST 58.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOWNINGTON AVENUE; THENCE SOUTH 89°46'33" WEST ALONG SAID RIGHT OF WAY LINE 51.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1800 EAST STREET; THENCE NORTH 0°11'49" EAST ALONG SAID RIGHT OF WAY LINE 119.13 FEET (SOUTH 119.05, RECORD) TO A POINT ON SAID NORTH LINE OF SAID LOT 11; THENCE NORTH 89°46'36" EAST ALONG SAID NORTH LINE 49.94 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL CONTAINS: 5,999 SQUARE FEET OR 0.138 ACRES.