

WHEN RECORDED, RETURN TO:
LUSSO APARTMENTS, LLC
1025 WEST NORTH TEMPLE STREET
SALT LAKE CITY, UT 84116

13846641 B: 11281 P: 9639 Total Pages: 4
12/14/2021 12:52 PM By: ggasca Fees: \$42.00
QCD - QUIT CLAIM DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DG CONSTRUCTION
111 E BROADWAY #310 SALT LAKE CITY, UT 84111

QUIT-CLAIM DEED

(CORPORATE FORM)

LUSSO APARTMENTS, LLC, a Utah Limited Liability Company

a corporation organized an existing under the laws of the State of Utah, with its principal office at 1025 WEST NORTH TEMPLE STREET, SALT LAKE CITY, of County of SALT LAKE, State of Utah, grantor, hereby QUIT CLAIMS to

LUSSO APARTMENTS, LLC, a Utah Limited Liability Company

Grantee of SALT LAKE, for the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in Salt Lake County, State of UTAH:

SEE ATTACHED EXHIBIT "A", HERETO AND MADE A PART THEREOF.

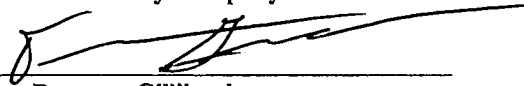
Parcel No.: 08-35-377-011 AND 08-35-377-005 AND 08-35-377-004 AND 08-35-377-006 AND A PART OF 08-35-377-015

****THE PURPOSE OF THIS DEED IS TO COMBIND THE ABOVE REFERENCED TAX ID NUMBERS INTO ONE TAX ID NUMBER****

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 _____ day of October, 2021.

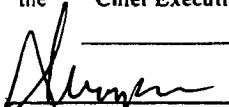
LUSSO APARTMENTS, LLC, a Utah Limited Liability Company


By: Donovan Gilliland
Its: CEO

STATE OF Utah) SS.
County of)

The foregoing instrument was acknowledged before me this 13 day of December ~~October~~ 20 21

By Donovan Gilliland
the Chief Executive Officer (CEO) of LUSSO APARTMENTS, LLC, a Utah Limited Liability Company


NOTARY PUBLIC

Commission Expires: September 14, 2025

Residing at: Salt Lake County

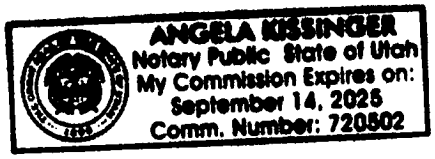


EXHIBIT "A"

PARCEL 1:

ALL OF LOTS 5, 6, 10, 11, 12, 13 AND 14, BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION OF THE EAST HALF OF BLOCK 56, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY AMENDED FINAL JUDGEMENT OF CONDEMNATION RECORDED FEBRUARY 15, 2011, AS ENTRY NO. 11134391, BOOK 9905, PAGE 4871, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOTS 10 THRU 14, BLOCK 2, OF THE BOTHWELL AND MCCONAUGHY SUBDIVISION, SITUATE IN THE SOUTH EAST ¼ SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO CONSTRUCTION OF THE "AIRPORT LIGHT RAIL TRANSIT PROJECT, A UTAH TRANSIT AUTHORITY PROJECT, AS KNOWN AS "ALERT", AND DESCRIBED AS FOLLOWS:

PARCEL 2: LOTS 15 AND 16, BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION AND ALSO COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, BOTHWELL, AND MCCONAUGHY SUBDIVISION, THENCE EAST 2 FEET; THENCE SOUTH 66 FEET; THENCE WEST 2 FEET; THENCE NORTH 66 FEET TO THE POINT OF COMMENCEMENT.

TAX SERIAL NUMBER: 08-35-377-011

PARCEL 3:

ALL OF LOT 18, BLOCK 2, BOTHWELL AND MCCONAUGHY'S SUBDIVISION OF THE EAST ONE-HALF OF BLOCK 56, PLAT "C", SALT LAKE CITY SURVEY.

TAX SERIAL NUMBER 08-035-377-005

PARCEL 4:

LOT 17, BLOCK 2, BOTHWELL AND MCCONAUGHY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TAX SERIAL NUMBER: 08-035-377-004

PARCEL 5:

LOT 19 BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX SERIAL NUMBER: 08-035-377-006

EXHIBIT "B"

PARCEL 1:

A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING COMPRISED OF LOTS 10 THROUGH 19, AND A PORTION OF THE ALLEYS CONTIGUOUS WITH ABOVE REFERENCED LOTS 10 THROUGH 19, AS SHOWN ON BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 89°59'47" WEST ALONG THE CENTERLINE OF LEARNED AVENUE A DISTANCE OF 212.59 FEET AND NORTH 00°00'49" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 179.62 FEET; THENCE SOUTH 00°00'49" EAST 66.00 FEET; THENCE NORTH 89°59'47" WEST 2.00 FEET; THENCE NORTH 00°00'49" WEST 354.44 FEET; THENCE SOUTH 89°59'02" EAST 181.62 FEET; THENCE SOUTH 00°00'49" EAST 288.40 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: 08-35-377-015

CASES PLNSUB2021-00157
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION

Consolidation includes the following parcels and a vacated alley:

- 1022 W. Learned Ave. Tax id (08-35-377-006)
- 1028 W. Learned Ave. Tax id (08-35-377-005)
- 1030 W. Learned Ave. Tax id (08-35-377-004)
- 1032 W. Learned Ave. Tax id (08-35-377-011)
- 1025 W. North Temple St. Tax id (08-35-377-015)



A request by Mr. Jarod Hall, representing the property owners to consolidate 5 parcels and an east to west running vacated alley that are not part of a previously recorded subdivision. The subject properties are located in a TSA (Transit Station Area) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.
- The elimination of parcel lines will not leave in place any utility easements that will impede future development.


ORDER:

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

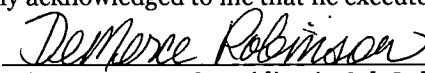
Dated this 6th day of October, 2021 in Salt Lake City, Utah.


 John Anderson, Planning Manager
 On behalf of the Planning Director

State of Utah)
) SS
 County of Salt Lake)

On this the 6th day of October, 20 21, personally appeared before me, John Anderson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




 NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 4/12/2022