

Mail Recorded Deed and Tax Notice To:
Arden Limited Partnership
1236 South Highway 66
Morgan, UT 84050

13872182 B: 11295 P: 7638 Total Pages: 3
01/18/2022 02:59 PM By: ggasca Fees: \$40.00
WD- WARRANTY DEED

Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



COTTONWOOD
TITLE

File No.: 153061-DWP

WARRANTY DEED

Jeff R. Mathews

GRANTOR(S) of , State of , hereby Conveys and Warrants to

Arden Limited Partnership

GRANTEE(S) of South 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:

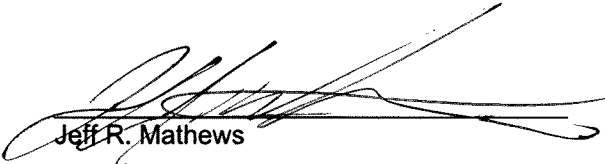
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-31-126-075 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

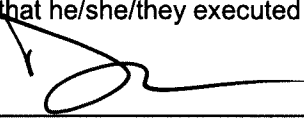
Dated this 18th day of January, 2022.


Jeff R. Mathews

STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of January, 2022, before me, personally appeared Jeff R. Mathews, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public

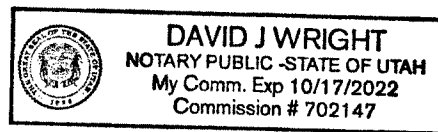


EXHIBIT A
Legal Description

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 53.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 53.00 feet; thence South 89°41'44" East, 135.00 feet to the point of beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 135.00 feet to the point of beginning.