

13872312 B: 11295 P: 8467 Total Pages: 3
01/18/2022 04:07 PM By: ndarmiento Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
PioUT, LLC a Utah limited liability company
820 S Monaco Pkwy #102
Denver, CO 80224

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-1081711-SLC1** (ami)
A.P.N.: **15-16-300-009-0000** and **15-16-300-008-0000**

One Pioneer Property, LLC., a Utah limited liability company, Grantor, of Glendora, Los Angeles County, State of CA, hereby CONVEY AND WARRANT to

PioUT, LLC a Utah limited liability company, Grantee, of Denver, Denver County, State of CO, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

PARCEL 1:

BEGINNING AT A POINT WHICH IS 1057.044 FEET SOUTH 0°03'08" EAST AND SOUTH 89°45'30" WEST 25.00 FEET FROM A SALT LAKE COUNTY MONUMENT LOCATED AT THE INTERSECTION OF 17TH SOUTH AND PIONEER ROAD, SAID POINT OF BEGINNING BEING ALSO VARIOUSLY DESCRIBED AS BEING 17.97 FEET EAST AND 1619.28 FEET NORTH AND SOUTH 89°45'20" WEST 25.0 FEET, AND AS BEING NORTH 89°45'30" EAST 17.05 FEET, AND NORTH 0°03'08" WEST 1619.20 FEET AND SOUTH 89°45'30" WEST 25 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH 0°03'08" EAST 482.72 FEET; THENCE SOUTH 89°45'30" WEST 180.46 FEET; THENCE NORTH 0°03'08" WEST 482.72 FEET; THENCE NORTH 89°45'30" EAST 180.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO SALT LAKE CITY CORPORATION BY WARRANTY DEED RECORDED FEBRUARY 17, 2000 AS ENTRY NO. 7577865 IN BOOK 8343 AT PAGE 612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS NORTH 0°05'40" EAST 840.17 FEET AND WEST 9.47 FEET FROM THE WITNESS CORNER, WHICH IS 300.00 FEET NORTH 0°05'40" EAST ALONG

THE SECTION LINE FROM THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°56'52" WEST 12.71 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 39.48 FEET ALONG A 300 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST (CHORD BEARS NORTH 3°45'14" EAST 39.45 FEET); THENCE NORTH 0°01'27" WEST 443.40 FEET; THENCE NORTH 89°56'52" EAST 9.45 FEET; THENCE SOUTH 0°06'08" EAST 482.72 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION OF THE ABOVE LEGAL DESCRIPTION LYING WITHIN THE LEGAL BOUNDS OF PIONEER ROAD.

PARCEL 2:

BEGINNING AT A POINT WHICH IS 1057.044 FEET SOUTH 0°03'08" EAST AND 25.0 FEET SOUTH 89°45'30" WEST FROM SALT LAKE COUNTY MONUMENT LOCATED AT THE INTERSECTION OF 17TH SOUTH STREET AND PIONEER ROAD, SAID MONUMENT BEING NORTH 89°45'30" EAST 19.442 FEET AND NORTH 0° 03'08" WEST 2676.244 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°45'30" WEST 181.44 FEET; THENCE NORTH 76°05' WEST 466.454 FEET; THENCE NORTH 89°56'52" EAST 634.434 FEET; THENCE SOUTH 0°03'08" EAST 112.0 FEET TO THE POINT OF BEGINNING.

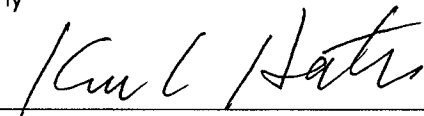
LESS AND EXCEPTING THAT PORTION CONVEYED TO SALT LAKE CITY CORPORATION BY WARRANTY DEED RECORDED FEBRUARY 17, 2000 AS ENTRY NO. 7577865 IN BOOK 8343 AT PAGE 612 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT NORTH 0°05'40" EAST 1322.89 FEET AND WEST 11.12 FEET FROM THE WITNESS CORNER, WHICH IS 300.00 FEET NORTH 0°05'40" EAST ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°56'52" WEST 9.45 FEET; THENCE NORTH 0°01'27" WEST 112.00 FEET; THENCE NORTH 89°56'52" EAST 9.30 FEET; THENCE SOUTH 0°06'08" EAST 112.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION OF THE ABOVE LEGAL DESCRIPTION LYING WITHIN THE LEGAL BOUNDS OF PIONEER ROAD.

Witness, the hand(s) of said Grantor(s), this 1.20.2022.

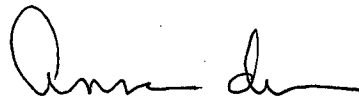
One Pioneer Property, LLC., a Utah limited liability company

By: 
Name: Kenneth Hatch
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On 1-20-2022, before me, the undersigned Notary Public, personally appeared **Kenneth Hatch the Manager of One Pioneer Property, LLC., a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires:

Notary Public

