

MAIL TAX NOTICE TO:  
GRANTEE  
9450 S. REDWOOD ROAD  
SOUTH JORDAN, UT 84088

13883344 B: 11301 P: 8951 Total Pages: 3  
02/02/2022 03:09 PM By: ndarmiento Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CAPSTONE TITLE AND ESCROW, INC.  
2115 SOUTH DALLIN STREETSALT LAKE CITY, UT 84109

CTE NO. 207293

## WARRANTY DEED

**1992 W PROPERTIES LLC, a Utah limited liability company, and  
HPI LAND, LLC, a Utah limited liability company**

Grantor, of WEST JORDAN , SALT LAKE County, State of UTAH,  
hereby CONVEYS and WARRANTS to

**RH LAND, LLC, A UTAH LIMITED LIABILITY COMPANY**

Grantee, of WEST JORDAN, SALT LAKE County, State of UTAH, for the sum of TEN  
DOLLARS and other good and valuable consideration, the following tract of land in SALT  
LAKE County, State of Utah, to-wit

A tract of land being situate in the Southwest Quarter of Section 3, Township 3, South,  
Range 1 West, Salt Lake Base and Meridian, with a basis of bearings of North 89°56'28"  
West between the South quarter corner and the Southwest corner of said Section 3,  
said tract of land being more particularly described as follows:

Beginning at a point which is North 89°56'28" West along the Section line a distance of  
1296.17 feet from the South quarter corner of said Section 3, and running thence North  
89°56'28" West along the Section line a distance of 254.51 feet to the Southeast corner  
of JORDAN VILLAS CONDOMINIUMS PHASE 1, on file with the office of the Salt Lake  
County Recorder; thence North 00°03'33" East 194.45 feet to the West line of 1980  
West Street and point of a non-tangent 225.00 foot radius curve to the left; thence  
along said curve and right-of-way a distance of 52.37 feet through a central angle of  
13°20'11" (chord bears South 06°51'45" East 52.25 feet); thence South 13°31'50" East  
53.01 feet to the point of a 175.00 foot radius curve to the right; thence along said  
curve a distance of 41.50 feet through a central angle of 13°35'16" (chord bears South  
06°44'12" East 41.40 feet); thence South 00°03'26" West 5.13 feet to the point of a  
15.00 foot radius curve to the right; thence along said curve a distance of 21.17 feet  
through a central angle of 80°52'56" (chord bears South 40°30'39" West 19.46 feet);  
thence South 89°56'28" East 75.27 feet to the East right-of-way line of said 1980 West  
Street thence along said East right-of-way line the following six (6) courses, 1) along the  
arc of a 15.00 foot radius curve to the right for a distance of 21.19 feet through a  
central angle of 80°56'08" (chord bears North 40°25'52" West 19.47 feet); 2) North

00°03'26" East 5.13 feet to the point of a 225.00 foot radius curve to the left; 3) along said curve a distance of 53.36 feet through a central angle of 13°35'16" (chord bears North 06°44'12" West 53.23 feet) 4) North 13°31'50" West 53.01 feet to the point of a 175.00 foot radius curve to the right, 5) along said curve a distance of 41.51 feet through a central angle of 13°35'23" (chord bears North 06°44'08" West 41.41 feet), 6) North 00°03'33" East 466.97 feet to the South line of Bridlewood Villas Phase 1, on file with the office of the Salt Lake County Recorder; thence South 89°54'12" East along said South line a distance of 204.51 feet; thence South 00°03'33" West 662.28 feet to the point of beginning.

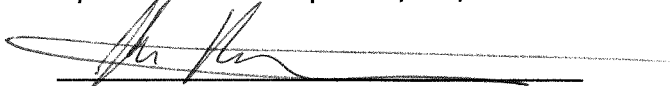
Tax ID No.: 27-03-357-001 & 27-03-357-002

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor, this 31st day of January, 2022

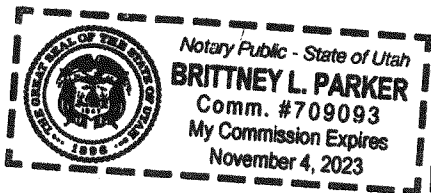
1992 W PROPERTIES, LLC, a Utah limited liability company

by: Pick-A-Part Properties, LLC,

  
\_\_\_\_\_  
John Roberts

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 31st day of January, 2022, personally appeared before me John Roberts, as managing member of Pick-A-Part Properties, LLC, the managing member of 1992 W PROPERTIES LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public

[additional signature page follows]

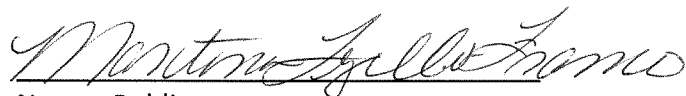
HPI LAND, LLC, a Utah limited liability company

by: HOWLAND PARTNERS, INC.,

  
Gary L. Howland, Chief Executive Officer

STATE OF UTAH )  
  :SS  
COUNTY OF SALT LAKE )

On the <sup>1st</sup> ~~31st~~ day of <sup>February</sup> ~~January~~, 2022, personally appeared before me Gary L. Howland, Chief Executive Officer of Howland Partners, Inc., the managing member of HPI LAND LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
Notary Public

