

Mail Recorded Deed and Tax Notice To:
Investment Realty Advisors, LLC
411 West 7200 South
Suite 201
Midvale, UT 84047

13891626 B: 11306 P: 2812 Total Pages: 3
02/15/2022 12:58 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 120SALT LAKE CITY, UT 84121



File No.: 153678-KAR

WARRANTY DEED

Village Trax, LLC, a Utah limited liability company

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

VEW Holdings, LLC, a Utah limited liability company, as to an undivided 18.23% Interest, IRA1024 L.L.C., a Utah limited liability company, as to an undivided 12.27% interest, LRJ De La Rosa L.L.C., a Utah limited liability company, as to an undivided 7.82% interest, Porter Real Property, LLC, a Utah limited liability company, as to an undivided 8.97% interest, Avenues Redevelopment 2 LLC, a Utah limited liability company, as to an undivided 3.66% interest, TODCOR Holdings, LLC, a Utah limited liability company, as to an undivided 30.58% interest, Summit Home Solutions L.C., a Utah limited liability company, as to an undivided 6.46% interest, RLJ De Le Rosa, LLC, a Utah limited liability company, as to an undivided 6.65% interest, 155 Wentworth, LC, a Utah limited liability company, as to an undivided 5.36% interest

GRANTEE(S) of West Valley 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.: 16-05-332-024 (for reference purposes only)

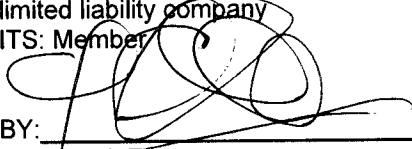
SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11th day of February, 2022.

Village Trax, LLC, a Utah limited liability company

BY: Kermode Bear Holdings, LLC, a Wyoming limited liability company
ITS: Member

BY: 
Larry J. Foote
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 11th day of February, 2022, before me, personally appeared Larry J. Foote, 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 on behalf of Village Trax, LLC, a Utah limited liability company.

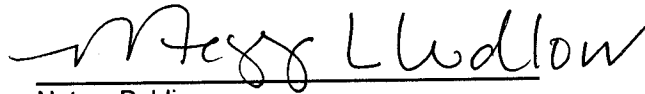

Notary Public



EXHIBIT A
Legal Description

Beginning 10 rods South of the Northwest corner of Lot 5, Block 29, Plat B, Salt Lake City Survey; thence South 82.5 feet; thence East 165 feet; thence North 82.5 feet; thence West 165 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH a perpetual right of way twelve (12) feet wide over and across the Easterly end of said tract, and a right of way cutting the Southeast corner of said tract on a twelve (12) foot radius.