

Mail Tax notice to:  
Grantee  
111 East Broadway Suite 310  
Salt Lake City, UT 84111  
MNT File No.: TE10852-2  
Tax ID No.: 09-33-151-076

**13989054 B: 11358 P: 5416 Total Pages: 5**  
**07/22/2022 10:58 AM By: dhummel Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: METRO TITLE AND ESCROW  
345 EAST BROADWAYSALT LAKE CITY, UT 84111

## **WARRANTY DEED**

Popperton Pointe, LLC, a Utah limited liability company

**GRANTOR** of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

Emerald Development 1 LLC, a(n) Utah limited liability company

**GRANTEE** of 111 East Broadway Suite 310, Salt Lake City, UT 84111 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A"

403 North Virginia Street, Salt Lake City, UT 84103  
Tax ID No.: 09-33-151-076

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

{Signature Pages and Acknowledgements attached}

WITNESS, the hand(s) of said grantor(s), 7th day of July, 2022.

Popperton Pointe, LLC, a Utah limited liability company

*Sherrie L. Prince, Trustee*

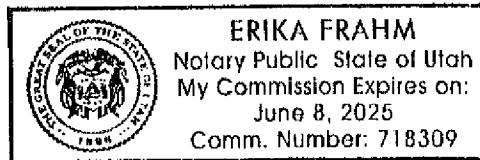
By: Frederick S. Prince, Jr. Shelter Trust, Manager

By: Sherrie L. Prince, Trustee

State of Utah, County of Salt Lake ) ss:

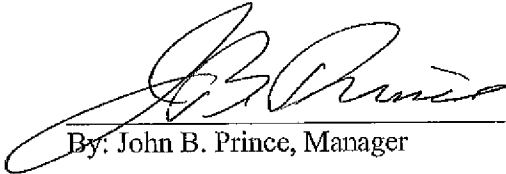
On this date, July 7, 2022, personally appeared before me Sherrie L. Prince, who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Trustee of Frederick S. Prince, Jr. Shelter Trust, which is a Manager of Popperton Pointe, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Sherrie L. Prince, Trustee of Frederick S. Prince, Jr. Shelter Trust acknowledged to me that said limited liability company executed same.

*Erika Frahm*  
\_\_\_\_\_  
Notary Public



WITNESS, the hand(s) of said grantor(s), 8th day of July, 2022.

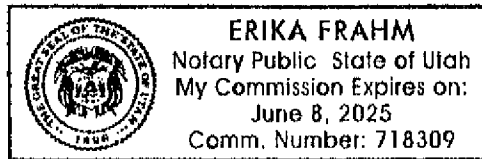
Popperton Pointe, LLC, a Utah limited liability company

  
By: John B. Prince, Manager

State of Utah, County of Salt Lake ) ss:

On this date, July 8, 2022, personally appeared before me John B. Prince, who being by me duly sworn did say that he is a Manager of Popperton Pointe, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said John B. Prince acknowledged to me that said limited liability company executed same.

  
Notary Public



## Exhibit "A"

Beginning at a point which is South 0°16'22" West 1155.00 feet from the Northwest Corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, said point being the Southwest Corner of Lot 1, ARLINGTON HILLS PLAT "A", which is also the starting point of VIRGINIA HEIGHTS PLAT "C"; thence North 89°58'03" East 788.31 feet along the South line of said ARLINGTON HILLS PLAT "A" SUBDIVISION to the true point of beginning of the parcel herein described; thence continuing along the South line of ARLINGTON HILLS PLAT "A" SUBDIVISION for the following two courses, North 89°58'03" East 267.69 feet; South 66°52'00" East 71.77 feet to the Southeast corner of Lot 11 ARLINGTON HILLS PLAT "A", said point also lying on the West line of the property owned by the Trust of Rosmarie M. Danielson; thence South 0°00'00" East 136.77 feet along the West line of the Danielson property to the Southwest corner of said property; thence North 90°00'00" East 75.90 feet along the South line of the Danielson property to the Southeast corner of said property; thence North 0°00'00" East 104.38 feet along the East line of the Danielson property to the Southwest corner of Lot 12 ARLINGTON HILLS PLAT "A"; thence South 66°52'00" East 174.20 feet along the South line of ARLINGTON HILLS PLAT "A" SUBDIVISION to the Southeast corner of its Lot 13; thence South 15°00'00" West 37.08 feet to the North line of Parcel No. 0933151027; thence South 89°57'12" West 24.68 feet along the North line of said Parcel No. 0933151027; thence South 0°00'52" East 133.42 feet along the West line of said parcel to its Southwest corner, said point also lying on the North line of Parcel No. 0933151054; thence North 89°59'03" West 76.10 feet along the North line of said Parcel No. 0933151054 to its Northwest corner; thence South 14°58'18" West 26.56 feet along the West line of said parcel to its Southwest corner; thence South 81°58'55" West 95.01 feet along the North line of Parcels 0933151066 and 0933151052 to the Northwest corner of said Parcel No. 0933151052; thence South 7°59'12" East 25.00 feet along the West line of said Parcel No. 0933151052; thence South 82°00'48" West 547.06 feet along the North line of Parcels No. 0933151050, 0933151049, 0933151048, 0933151047 and 0933151046, all situated along the North side of Virginia Street to a point which lies South 0°01'55" East 0.43 feet from the Southeast corner of VIRGINIA HEIGHTS PLAT "C" SUBDIVISION; thence North 0°01'55" West 337.68 feet along the East line of said VIRGINIA HEIGHTS PLAT "C" SUBDIVISION to the Southwest corner of the Bull property; thence North 89°58'03" East 179.94 feet along the South line of the Bull property to its Southeast corner; thence North 0°00'00" East 100.00 feet along the East line of the Bull property to the true point of beginning of the parcel herein described.

Less and excepting therefrom, the following:

Beginning at the Southwest corner of Lot 10, PLAT "A" ARLINGTON HILLS SUBDIVISION, according to the official plat of record on file at the Salt Lake County Recorder's Office, as Entry No. 1921209, said point being located South 0°16'22" West along the section line 1155.00 feet and North 89°58'03" East 897.42 from the Northwest Corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, thence North 89°58'03" East 95.34 feet along the Southerly line of said Lot 10; thence South 0°01'57" East 10.00 feet; thence South 89°58'03" West 95.34 feet; thence North 0°01'57" West 10.00 feet to the point of beginning.

Together with the following described parcel:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1670.85 feet South, more or less, and 1015.01 feet East, more or less, from the Northwest corner of Section 33, Township 1 North Range 1 East Salt Lake Base and Meridian; and running thence North  $07^{\circ}59'12''$  West 135.00 feet along the East line of Parcel No. 0933151049 to a point on the South line of Parcel No. 0933151034; thence North  $82^{\circ}00'48''$  East 50.00 feet along the South line of said Parcel No. 0933151034; thence South  $07^{\circ}59'12''$  East 135.00 feet to a point on the North line of Virginia Street; thence along the North line of Virginia Street South  $82^{\circ}00'48''$  West (South  $82^{\circ}00'00''$  West by recorded plat) 50.00 feet to the true point of beginning of the parcel herein described.