

File # 22-4964 AB

MAIL TAX NOTICES TO:

JustAng 106, LLC
274 West 12300 South
Draper, Utah 84020

Parcel Number: 27-15-228-026-0000

13992040 B: 11360 P: 871 Total Pages: 3
07/28/2022 02:46 PM By: pspencer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: NATIONAL TITLE AGENCY OF UTAH, INC.
6770 S 900 EMIDVALE, UT 840471773

--Space above for recorder's use--

WARRANTY DEED

SJ OFFICE PROPERTY, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby conveys and warrants to

JUSTANG 106, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

Commencing at a point in the center of 10400 South Street, which is 80 rods South and 53.33 rods West from the Northeast corner of Section 15, Township 3 South, Range 1 West, Salt Lake Meridian; and running thence West 8.890 rods; thence North 18 rods; thence East 8.890 rods; thence South 18 rods to the point of beginning.

Less and Excepting that portion of deed to the Utah Department of Transportation in that certain Warranty Deed recorded September 15, 2000 as Entry No. 7719308 in Book 8387, Page 8038, being described as follows:

A parcel of land in fee for the widening of 10400 South Street known as Project No. 0151, being part of an entire tract of property, situate in the NE 1/4 NE 1/4 of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, which is 536.465 meters (1760.06 feet) East (highway bearing South 89 deg. 31'55" East) along the centerline of 10400 South Street from the county monument in the intersection of 10400 South Street and Redwood Road, used as the Southwest corner of the NW 1/4 NE 1/4 of said Section 15 (Note: Said point of beginning is also approximately 402.336 meters (1320 feet) South and approximately 268.206 meters (879.94 feet)

West from the Northeast corner of said Section 15); and running thence West (highway bearing North 89 deg. 31'55" West) 44.710 meters (146.69 feet) along said centerline 10400 South Street to the Southwest corner of said entire tract; thence North (highway bearing North 00 deg. 16'16" East) 11.694 meters (38.37 feet) along the West boundary line of said entire tract to a point which is 16.154 meters (53.00 feet) perpendicularly distant Northerly from the centerline of said project at Engineer Station 35+601.806; thence South 88 deg. 36'52" East (highway bearing South 88 deg. 08'47" East) 44.726 meters (146.74 feet) parallel to the centerline of said project to the East boundary line of said entire tract; thence South (highway bearing South 00 deg. 16'16" West) 10.613 meters (34.82 feet) along said East boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

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WITNESS the hand of said Grantor this 28 day of July, 2022

SJ OFFICE PROPERTY, LLC
a Utah limited liability company



BY: John Jay Erwin
ITS: Manager

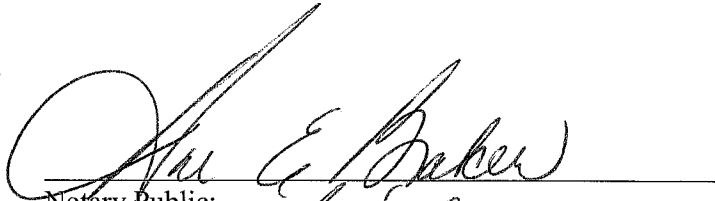
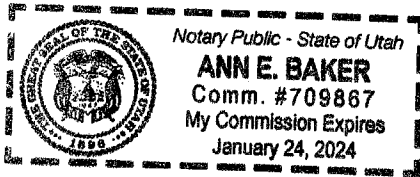
STATE OF UTAH

COUNTY OF SALT LAKE

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On the 28 day of July, 2022, personally appeared before me John Jay Erwin, who being by me duly sworn, did say, that he is the Manager of SJ Office Property, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Articles of Organization and/or Operating Agreement and the said John Jay Erwin acknowledged to me that said Limited Liability Company executed the same.

WITNESS my hand and official seal.



Notary Public:

Residing At:

My Commission Expires:

Salt Lake
1-24-24