

Mail Recorded Deed and Tax Notice To:
Tire Higher, LLC
1817 Bryan Avenue
Salt Lake City, Utah 84108

14022409 B: 11375 P: 7122 Total Pages: 3
09/28/2022 02:42 PM By: Mwestergard Fees: \$40.00
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.: 162496-BHP

WARRANTY DEED

Prosperity Investment Group, LC, a Utah limited liability company

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to

Tire Higher, LLC, a Utah limited liability company, as to an undivided 27.59% interest and David Smart, as to an undivided 10.34% interest and Right Side Up Auto, L.C., a Utah limited liability company, as to an undivided 62.07% interest

GRANTEE(S) of South Salt Lake, 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

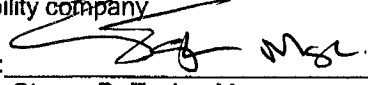
TAX ID NO.: 15-24-452-019 (for reference purposes only)

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]

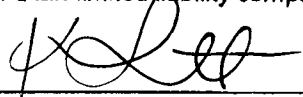
Dated this 27 day of September, 2022.

Prosperity Investment Group, LC, a Utah limited liability company

BY: 
Steven D. Taylor, Manager

STATE OF UTAH
Washington ^{KL}
COUNTY OF SALT LAKE

²⁷ ^{KL}
On this ~~28~~²⁷ day of September, 2022, before me, personally appeared Steven D. Taylor, 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 Prosperity Investment Group, LC, a Utah limited liability company.


Notary Public

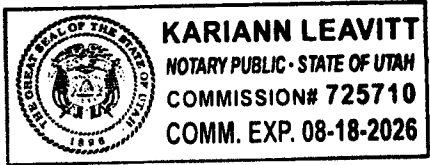


EXHIBIT A
Legal Description

Beginning at a point which is South 89°56'30" East 14.00 feet and North 00°04'30" West 542.60 feet along the East line of 300 West Street from the Southwest corner of Lot 2, Block 39, Ten Acre Plat "A", Big Field Survey, and running thence North 00°04'30" West 244.34 feet; thence North 90°00'00" East 229.43 feet; thence South 00°33'05" East 43.72 feet; thence South 90°00'00" West 16.79 feet; thence South 00°33'05" West 201.95 feet; thence North 89°36'30" West 210.80 feet to the point of beginning.