

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and WHEN
RECORDED RETURN TO:
AK Dev, LLC
9350 S. 150 E. Suite 310
Sandy, UT 84070

14032156 B: 11380 P: 6140 Total Pages: 2
10/20/2022 04:04 PM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: VANGUARD TITLE INSURANCE AGENCY, LLC - UNION PA
6925 S UNION PARK CTR STE 400MIDVALE, UT 840476001

WARRANTY DEED

GRANTOR(S): **AK Dev, LLC a Utah Limited Liability Company**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **AK Dev, LLC, a Utah Limited Liability Company, FFP5, LLC, a Utah Limited Liability Company as Tenants in Common**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

Beginning on center line of proposed North-South Road at a point South 399.15 feet and West 202.20 feet from the South Quarter Corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 264.87 feet to the East right of way line of 1-15 Freeway; thence North 15°17'40" East 188.12 feet; thence East 215.25 feet to the center line of said proposed road, thence South 181.46 feet to the point of beginning.

Less and excepting therefrom a parcel of land in fee for the reconstruction of a freeway known as Project No. 15-7, being part of all entire tract of property situate in the Northeast¼ Northwest¼ Section 25, Township 2 South, Range 1 West, Salt Lake Based and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract at a point which is 121.662 meters South and 142.363 meters West from the North Quarter Corner of said Section 25; and running thence North 15°17'40" East 6.940 meters along the existing Easterly right of way and no-access line of 1-15 and the Westerly boundary line of said entire tract; Thence South 06°28'02" West 6.767 meters to the South boundary line of said entire tract; Thence West 1.072 meters along said South boundary line to the point of beginning.

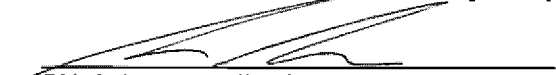
Tax Parcel No.: **21-25-127-002**

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

Accommodation Recording

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 20 day of Oct, 2022.

AK Dev, LLC, a Utah Limited Liability Company

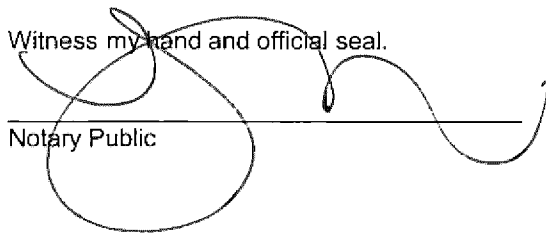


**BY: Azhar Ace Allak Its:
Manager**

State of Utah }
 }ss.
County of Salt Lake }

On this 20 day of Oct, 2022, personally appeared before me, Azhar Ace Allak who being duly sworn, did say that he is the Manager of AK Dev, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Azhar Ace Allak acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



Notary Public

