

Mail Recorded Deed & Tax Notice To:
JT&D Nielsen Properties LLC
3330 S 8000 W
Magna, UT 84044

14036615 B: 11382 P: 7940 Total Pages: 3
10/31/2022 01:28 PM By: CSelman 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.: 163349-LKP

WARRANTY DEED

Mitchell's Grub Box Properties, LLC

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

JT&D Nielsen Properties LLC

GRANTEE(S) of Magna, 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.: 14-29-126-003, 14-29-126-002 and 14-29-126-001 (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 31st day of October, 2022.

Mitchell's Grub Box Properties, LLC

BY: 

Myron Mitchell
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 31st day of October, 2022, before me, personally appeared Myron Mitchell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Mitchell's Grub Box Properties, LLC.

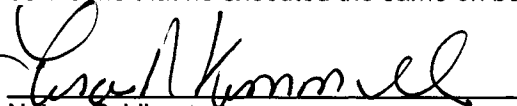

Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Lots 1 and 2, OQUIRRH HILLS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded January 12, 1950 as Entry No. 1185016 in Book K at Page 75.

PARCEL 2:

The South 93 feet of Lots 3 and 4, OQUIRRH HILLS SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded January 12, 1950 as Entry No. 1185016 in Book K at Page 75.

PARCEL 3:

The North 100 feet of Lots 3 and 4, OQUIRRH HILLS SUBDIVISION, a part of the Southwest quarter of Section 20 and the Northwest quarter of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder on January 12, 1950 as Entry No. 1185016 in Book K at Page 75, being more particularly described as follows:

Beginning at the Northwest corner of Lot 4, Oquirrh Hills Subdivision, a part of the Southwest quarter of Section 20, and the Northwest quarter of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence North 88°56'30" East 111.42 feet; thence South 00°11' West 100.0 feet; thence South 88°56'30" West 111.42 feet; thence North 00°11' East 100.0 feet to the point of beginning.