

Mail Recorded Deed & Tax Notice To:
Porfirio, LLC, a Utah limited liability company
PO Box 9474
Salt Lake City, UT 84115

14072044 B: 11400 P: 8252 Total Pages: 3
02/13/2023 04:14 PM By: csummers 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.: 162110-DMF

WARRANTY DEED

Porfirio, LLC, a Utah limited liability company

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

Mahonry J. Franco and Rogelio Franco, as joint tenants, and Porfirio, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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.: 22-02-451-018 (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]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 13th day of February, 2023.

Porfirio, LLC, a Utah limited liability company
By: Bernardo Holdings, LLC
a Utah limited liability company
Its: Manager
BY: _____
Rogelio Franco
Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On 13th day of February, 2023, before me, personally appeared Rogelio Franco, 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 Bernardo Holdings, LLC, a Utah limited liability company, which entity is named as Manager to Porfirio, LLC, a Utah limited liability company.

Notary Public

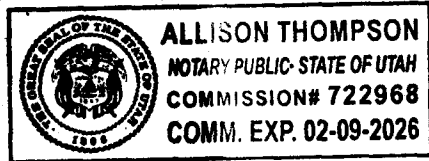


EXHIBIT A
Legal Description

PARCEL 1:

Commencing at the Northwest corner of Lot 8, Oakcliff Park No. 5 Subdivision, a subdivision of part of the Southwest quarter of the Southeast quarter of Section 2, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°34'22" West 95.6 feet; thence North 57°34'02" West 44.34 feet to a point on a 50 foot radius curve to the right, the radius point which is North 57°34'02" West 50 feet; thence Southwesterly along said curve 50.61 feet to the Southwest corner of Lot 14A, Mount Olympus Hills No. 1 Amended, a subdivision; thence South 03°35'00" West 100 feet; thence South 89°34'22" East 175.60 feet, more or less, to the West line of Lot 7, Oakcliff Park No. 5 Subdivision and running thence Northeasterly along the West line of Lots 7 and 8, Oakcliff Park No. 5 Subdivision, 100 feet, more or less, to the point of beginning.