

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
5670 West 3500 South
West Valley City, UT 84128

RESPA

SPECIAL WARRANTY DEED

ITS File No.: 92490
PIN: 14-26-476-038

HARMON FAMILY, LLC, a Utah limited liability company, Grantor,

of West Valley City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

THE BUBBLE HUT, LLC, a Utah limited liability company, Grantee,

of West Valley City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake
County, State of Utah, to-wit:

Beginning at a point which is South 89°59'10" West along the Section line 362.50 feet and North 00°09'50"
West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake
Base and Meridian, and running thence South 89°59'10" West 137.50 feet; thence North 00°08'47" West
120.30 feet; thence North 89°50'10" East 137.46 feet; thence South 00°09'50" East 120.66 feet to the
point of beginning.

Less and excepting that parcel deeded to Utah Department of Transportation, in Warranty Deed recorded
May 10, 2017, as Entry No. 12532225, in Book 10556 at Page 610, of Official Records, said parcel
described as follows:

A parcel of land in fee for the construction of the highway known as the Mountain View Corridor, being part of an entire tract of property situate in the SE1/4SE1/4 of Section 26, T.1S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows: Beginning at the corner of the existing northerly right of way line of 3500 South Street and the Easterly boundary line of said entire tract, which point is 362.50 feet S.89°59'10"W. along the section line and 40.00 feet N.00°09'50"W. from the Southeast Corner of said Section 26, said point is also approximately 55.03 feet radially distant northerly from the 3500 South Street Control Line opposite engineer station 3527+36.09; and running thence S.89°59'10"W. 137.50 feet along said existing northerly right of way line; thence N.00°08'47"W. 8.04 feet along the westerly boundary line of said entire tract, to a point that is 66.79 feet radially distant northerly from said control line opposite engineer station 3526+01.56; thence S.85°17'27"E. 67.30 feet, to a point 58.67 feet radially distant northerly from said control line opposite engineer station 3526+67.00; thence N.89°59'10"E. 70.43 feet to a point in the easterly boundary line of said entire tract, said point is also 57.53 feet radially distant northerly from said control line opposite engineer station 3527+36.09; thence S.00°09'50"E. 2.50 feet along said easterly boundary line to the point of beginning.

Parcel Identification No. 14-26-476-038.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 22 day of March, 2023.

HARMON FAMILY, LLC, a Utah limited liability company

BY: *Niel Harmon*
NIEL HARMON, manager

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 22 of March, 2023, personally appeared before me NIEL HARMON who being duly sworn did say that he is the , manager of HARMON FAMILY, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said NIEL HARMON acknowledged to me that he/she/they, as such , manager, executed the same in the name of the limited liability company.

Casey Patrick
Notary Public - Casey Patrick

Commission Expires: 7/1/2025
Commission No.: 719066

