

14102130 B: 11417 P: 2786 Total Pages: 5  
05/04/2023 04:09 PM By: kkennington 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

Mail Recorded Deed & Tax Notice To:  
704 South 400 West LLC, a Utah limited liability company  
650 South 500 West, Suite 188  
Salt Lake City, UT 84101



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## WARRANTY DEED

704 South 400 West LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

704 South 400 West 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.:** 15-12-129-015, 15-12-129-007 and 15-12-129-014 (for reference purposes only)

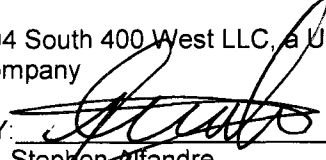
**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

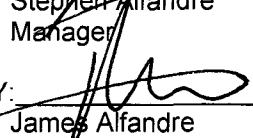
**This deed is being executed to consolodate County Tax Parcels.**


*[Signature on following page]*

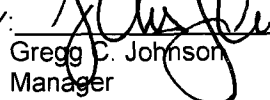
Dated this 26<sup>th</sup> day of December, 2022.

704 South 400 West LLC, a Utah limited liability company

BY:   
\_\_\_\_\_  
Stephen Alfandre  
Manager

BY:   
\_\_\_\_\_  
James Alfandre  
Manager

BY:   
\_\_\_\_\_  
Stephen Broadbent  
Manager

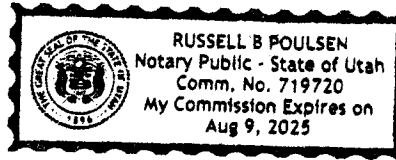
BY:   
\_\_\_\_\_  
Gregg C. Johnson  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26<sup>th</sup> day of December, 2022, before me, personally appeared Stephen Alfandre, 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 704 South 400 West LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public

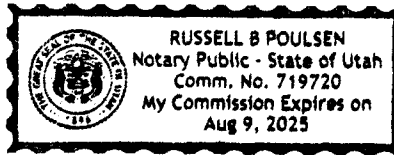


STATE OF UTAH

COUNTY OF SALT LAKE

On this 26<sup>th</sup> day of December, 2022, before me, personally appeared James Alfandre, 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 704 South 400 West LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public

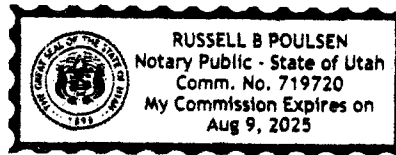


STATE OF UTAH

COUNTY OF SALT LAKE

On this 26<sup>th</sup> day of December, <sup>2021</sup> before me, personally appeared Stephen Broadbent, 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 704 South 400 West LLC, a Utah limited liability company.

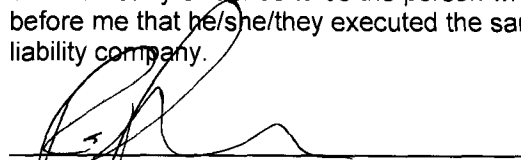
  
\_\_\_\_\_  
Notary Public

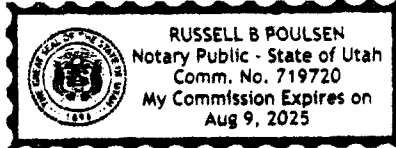


STATE OF UTAH

COUNTY OF SALT LAKE

On this 26<sup>TH</sup> day of December, <sup>2022</sup> before me, personally appeared Gregg C. Johnson, 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 704 South 400 West LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**RECORD DESCRIPTION:**

PARCEL 1:

Beginning at the Northeast corner of Lot 6, Block 11, Plat "A", Salt Lake City Survey, and running thence South 115 feet; thence West 230 feet; thence North 115 feet; thence East 230 feet to the point of beginning.

ALSO:

PARCEL 2:

Beginning at the Northwest corner of Lot 6, Block 11, Plat "A", Salt Lake City Survey, and running thence East 5 rods; thence South 10 rods; thence West 5 rods; thence North 10 rods to the point of beginning.

ALSO:

PARCEL 3:

Beginning 115 feet South from the Northeast corner of Lot 6, Block 11, Plat "A", Salt Lake City Survey, and running thence South 50 feet; thence West 247.5 feet; thence North 165 feet; thence East 17.5 feet; thence South 115 feet; thence East 230 feet to the point of beginning.

**COMPOSITE DESCRIPTION:**

A part of the Northwest Quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows: Beginning at a point located at the Northwest Corner of LOT 6, BLOCK 11 PLAT "A" SALT LAKE CITY SURVEY, said point also being S0°01'54"E 67.98 feet along the Monument line and N89°58'06"E 398.09 feet from the Centerline Monument of 5<sup>th</sup> West & 7<sup>th</sup> South; thence along the 7<sup>th</sup> South Right-of-Way N89°57'06"E 330.13 feet to the West side of the 4<sup>th</sup> West Right-of-Way; thence along said Right-of-way S0°01'03"E 165.07 feet; thence along a fence line S89°57'06" W 330.13 feet to a fence corner; thence to and along a fence line situated perpendicular from said fence corner N0°01'03"W 165.07 feet to the point of beginning.