

14138714 B: 11437 P: 3234 Total Pages: 3
08/08/2023 04:16 PM By: avice 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:
SME II, LLC, a Utah limited liability company
1158 East 1st Avenue
Salt Lake City, UT 84103



File No.: 170443-CPI

WARRANTY DEED

Incognito Partners, LLC, a Utah limited liability company,

GRANTOR(S), of Manchester by the Sea, State of Massachusetts, hereby Conveys and Warrants to

SME II, 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.: 24-27-226-108 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 5 day of August, 2023.

Incognito Partners, LLC, a Utah limited liability company

BY: Andrew S. West
Andrew S. West
Member/Manager

STATE OF Massachusetts

COUNTY OF Essex

On 5th day of August, 2023, before me, personally appeared Andrew S. West, 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 Incognito Partners, LLC, a Utah limited liability company.

Kendra L. Golden
Notary Public



Kendra L. Golden
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 17, 2029

EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.08 acres out of that parcel described in that certain Special Warranty Deed recorded August 6, 2021, as Entry No. 13738363, in Book 11218, at Page 5578 of the Salt Lake County Records (Tax Parcel No. 24-27-226-082). Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. Brass Cap Monuments Monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 27; Thence South 23°34'03" West 178.83 feet to the Northwest Corner of the Giles Flat Mining Claim; Thence South 48°02'09" East 450.00 feet coincident with the north line of said mining claim; Thence continuing coincident with said north line South 48°02'09" East 93.96 feet; Thence South 33°09'08" West 87.67 feet to the Northwest Corner of the Eagle Springs West Condominiums; Thence North 25°26'41" West 20.01 feet to the true Point of Beginning; Thence South 29°11'19" West 15.38 feet; Thence South 60°48'41" East 2.00 feet; Thence South 29°11'19" West 22.12 feet; Thence South 60°48'41" East 9.00 feet; Thence South 29°11'19" West 22.17 feet; Thence North 60°48'41" West 9.00 feet; Thence South 29°11'19" West 3.67 feet; Thence North 60°48'41" West 52.00 feet; Thence North 29°11'19" East 13.08 feet; Thence North 60°48'41" West 5.12 feet; Thence North 29°08'00" East 23.29 feet; Thence South 60°48'41" East 7.14 feet; Thence North 29°11'19" East 26.97 feet; Thence South 60°48'41" East 48.01 feet to the Point of Beginning.

PARCEL 1A:

Creekside Condominium Access Easement

A 25 foot wide non-exclusive Easement for ingress and egress, being 12.5 feet on either side of the following described centerline:

Beginning at a point that is South 58°15'08" East 436.34 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27; said point also being North 89°48'56" West, 1309.22 feet, and South 58°15'08" East 436.34 feet from the Northeast corner of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said point of beginning being on the South Right-of-way line of State Road 152, and also on a 61.94 foot radius curve to the left, thence along the arc of said curve 85.89 feet (chord bears South 11°13'19" East, 79.17 feet); thence South 50°56'43" East 89.29 feet to a point on a 93.62 foot radius curve to the right, thence along the arc of said curve 28.57 feet (chord bears South 40°02'01" East, 28.46 feet); thence South 31°17'23" East 60.67 feet; thence South 25°18'18" East 51.88 feet; thence North 25°18'18" West 12.50 feet; said point being the intersection of the Entrance Road and the A1 Road and running thence South 63°38'04" West 129.33 feet to a point on a 62.50. foot radius curve to the right, thence along the arc of said curve 74.66 feet (chord bears North 82°08'45" West, 70.30 feet); thence North 47°55'35" West 104.46 feet; thence South 47°55'35" East 12.50 feet; said point being the intersection of A1 Road and the A5 Road and running thence South 29°08' West 279.13 feet to a point on a 98.50 foot radius curve to the left, thence along the arc of said curve 42.04 feet (chord bears South 17°06'48" West, 41.72 feet); thence South 04°51'36" West 36.36 feet to a point on a 184.00 foot radius curve to the left, thence along the arc of said curve 31.66 feet (chord bears South 00°04'09" East, 31.62 feet); thence South 04°59'54" East 6.57 feet to a point on a 72.00 foot radius curve to the left, thence along the arc of said curve 73.01 feet (chord bears South 34°02'47" East, 69.92 feet); thence South 63°02'25" East 15.27 feet to a point on a 38.00 foot radius curve to the right, thence along the arc of said curve 45.50 feet (chord bears South 27°12'57" East, 42.83 feet) more or less to a point on the property line of Creekside Condominiums and the terminus of this easement.