14172670 B: 11455 P: 3581 Total Pages: 2 11/08/2023 10:39 AM By: BGORDON Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: PARR BROWN GEE AND LOVELESS 101 SOUTH 200 EAST SUITE 700SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO: The Gary and Lisa Johnson Revocable Trust 9119 South 2110 West West Jordan, UT 84088

SPECIAL WARRANTY DEED

Gary Paul Johnson, of 9119 South 2110 West, West Jordan, Utah 84088, grantor, hereby conveys and warrants against all claiming by, through or under him, to **L & G Properties I**, **LLC**, a Utah limited liability company with an address of 4369 W. Copper Hills Parkway, West Jordan, Utah 84088, grantees, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property located in Salt Lake County, State of Utah, more commonly known as 1605 West 2100 South, West Valley City, UT 84119:

SEE EXHIBIT A ATTACHED HERETO

APN: 15-22-201-032-0000

SUBJECT to all easements, rights-of-way, encumbrances, reservations, covenants, conditions and restrictions appearing of record or enforceable in law or equity and current year taxes and thereafter.

DATED this 2 day of Nov , 2023.

Gary Paul Johnson

STATE OF UTAH

:SS

)

COUNTY OF SALT LAKE)

On the 7 day of Workler, 2023, personally appeared before me Gary Paul Johnson, the signer of the above instrument who duly acknowledged to me that he executed the same.

Notary Public - Stale of Utah
Stephen M. Sargent
Comm. #716849
My Commission Expires
April 10, 2025

Notary Public

EXHIBIT A To Special Warranty Deed

APN: 15-22-201-032-0000

PARCEL 1:

Beginning at a point of the South line of 2100 South Street, said point being East 656.16 feet and South 44.76 feet from the North quarter corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said South line North 89°43' East 130.00 feet; thence South 0°04'26" West 354.66 feet to the North line of a State Highway; thence along said North line North 81°44' West 131.34 feet; thence North 0°04'26" East 335.228 feet to the point of beginning.

PARCEL 2:

A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, as established by that certain Warranty Deed recorded June 21, 1981 as Entry No. 3578872 in Book 5264 at Page 368 of Official Records, and that certain Grant of Easement recorded August 2, 1999 as Entry No. 7429640 in Book 8289 at Page 8831 of Official Records over the West 15 feet of the following described property:

Beginning at a point on the South line of 2100 South Steet, said point being East 786.16 feet and South 44.12 feet from the North quarter corner of Section 22, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said South Line North 89°43' East 230.69 feet; thence South 0°04'26" West 389.405 feet to the North line of a State Highway; thence along said North line North 81°44' West 233.06 feet; thence North 0°04'26" East 354.66 feet to the point of beginning.