

Mail Recorded Deed and Tax Notice To:
Langue, Inc., a Utah corporation
927 S State Street
Salt Lake City, UT 84111

13152956
12/20/2019 2:24:00 PM \$40.00
Book - 10875 Pg - 7704-7706
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 108741-CAH

WARRANTY DEED

Viva Corporation

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

Langue, Inc., a Utah corporation

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.: 16-29-236-002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 20th day of December, 2019.

Viva Corporation


BY: 

Jenny A. Lambert
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of December, 2019, personally appeared before me Jenny A. Lambert, who being by me duly sworn did say that he is the President of Viva Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Jenny A. Lambert acknowledged to me that said corporation executed the same.


Notary Public

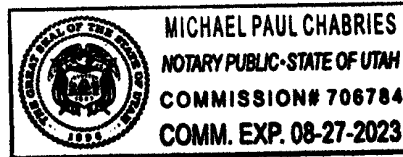


EXHIBIT A
Legal Description

All of Lots 1, 2, 3, 4 and 60, Block 1, CLERMONT SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, recorded February 4, 1910 as Entry No. 261999 in Book "F" of Plats at Page 43.

TOGETHER WITH the following described property:

Beginning at the Southeast corner of Lot 1, Block 1, Clermont Subdivision of part of Sections 28, and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence North 114.2 feet; thence North 48°38'35" West 7.57 feet to the South line of East-West alley; thence Easterly 23.42 feet along said South alley line; thence South 47°49'35" West 7.75 feet to the East line of North-South alley; thence South 114.0 feet, along said East alley line; thence West 12.0 feet to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot 60, Block 1, Clermont Subdivision; thence North 6 feet; thence West to a point 6 feet East of the East line of Lot 5, Block 1, Clermont Subdivision; thence Southwesterly to the Southeast corner of said Lot 5; thence East to the place of beginning.

13717985
7/14/2021 3:54:00 PM \$40.00
Book - 11206 Pg - 6240
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NOVATION TITLE INSURANCE AGCY
BY: eCASH, DEPUTY - EF 1 P.

MAIL TAX NOTICE TO

Langu Inc

~~1179 S Navajo St~~ 927 South State St.
~~Salt Lake City, UT 84111~~ Salt Lake City, UT 84111
File Number: 21-8283-JC

Warranty Deed

GRANTOR(S): Fabian A. Tejada

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Langu Inc

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake** County, State of Utah:

Commencing at the Northwest Corner of Lot 12, Block 4, GLENDALE GARDENS PLAT "D"; thence North 35°52' East 66 feet; thence South 54°03' East 173.59 feet; thence Southeasterly along the curve to the right 341.02 feet; thence South 55°43'15" West 66.16 feet; thence South 35°57' West 150 feet to Glendale Drive; thence Northwesterly along said drive 450 feet; thence Northeasterly along curve to the right 31.42 feet; thence North 33°57' East 130 feet to beginning.

Tax ID.: 15-11-351-001

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 8th day of July, 2021.



Fabian A. Tejada

State of Utah }

County of Salt Lake}

On this 8th day of July, 2021, personally appeared before me, **Fabian A. Tejada**, the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal



Notary Public

