

Warranty Deed Page 1 of 3
Gary Christensen Washington County
Recorder
07/29/2021 08:23:01 AM Fee \$40.00 By
TERRA TITLE COMPANY

When recorded mail deed and tax notice to:
Gardner-Plumb, LC, a Utah limited liability
company
201 S. Main St.
Salt Lake City, UT 84111



Order No. 35411 - SLH
Tax I.D. No. SG-6-2-10-1402

Space Above This Line for Recorder's Use

WARRANTY DEED

Stoddard Land Company, LLC, a Utah limited liability company, Pravin P. Bakrania and Veena P. Bakrania, Trustees of Pravin P. Bakrania and Veena P. Bakrania Living Trust, dated October 10, 2008, and Brooks Pace, Trustee of Brooks Pace 1985 Revocable Trust, dated March 17, 1985, grantor(s), of , County of , State of , hereby CONVEY and WARRANT to

Gardner-Plumb, LC, a Utah limited liability company , grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 27 day of July, 2021.

Stoddard Land Company, LLC, a Utah limited liability company

By: [Signature]
Brooks Pace, Manager

Pravin P. Bakrania and Veena P. Bakrania Living Trust, dated October 10, 2008

By: [Signature]
Pravin P. Bakrania, Trustee

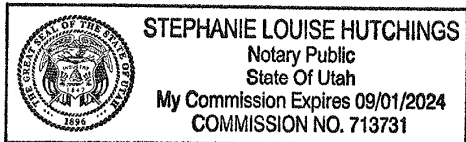
By: [Signature]
Veena P. Bakrania, Trustee

Brooks Pace 1985 Revocable Trust, dated March 17, 1985

By: [Signature]
Brooks Pace, Trustee

STATE OF Utah)
 :ss.
COUNTY OF Washington)

On the 27 day of July, 2021, personally appeared before me, Brooks Pace, who being by me duly sworn, did say that he/she is the Manager of Stoddard Land Company, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Brooks Pace acknowledged to me that said limited liability company executed the same.



NOTARY PUBLIC
My Commission Expires: 09/01/2024

STATE OF Utah)
 :ss.
COUNTY OF Washington)

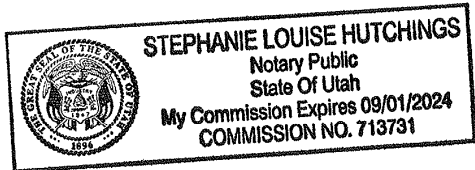
On the 27 day of July, 2021, personally appeared before me, Pravin P. Bakrania and Veena P. Bakrania, Trustees of Pravin P. Bakrania and Veena P. Bakrania Living Trust, dated October 10, 2008, the signers of the within instrument who duly acknowledged to me that they executed the same.



NOTARY PUBLIC
My Commission Expires: 09/01/2024

STATE OF Utah)
 :ss.
COUNTY OF Washington)

On the 27 day of July, 2021, personally appeared before me, Brooks Pace, Trustee of Brooks Pace 1985 Revocable Trust, dated March 17, 1985, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



NOTARY PUBLIC
My Commission Expires: 09/01/2024

Attachment to that certain Warranty Deed executed by Stoddard Land Company, LLC, a Utah limited liability company, Pravin P. Bakrania and Veena P. Bakrania, Trustees of Pravin P. Bakrania and Veena P. Bakrania Living Trust, dated October 10, 2008, and Brooks Pace, Trustee of Brooks Pace 1985 Revocable Trust, dated March 17, 1985 grantor(s), to Gardner-Plumb, LC, a Utah limited liability company grantee(s).

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EXHIBIT "A"

Beginning at a point South 0°57'37" West, 230.69 feet along the Quarter Section Line and East 40.07 feet from the North Quarter Corner of Section 10, Township 42 South, Range 16 West, Salt Lake Base and Meridian, said point being on the Southwesterly Right-of-Way Line of Snow Canyon Parkway, said point also being on a 1370.00 foot radius curve the radius point of which bears North 45°28'29" East; thence 27.66 feet along the arc of said curve through a central angle of 1°09'25"; thence South 45°40'55" East, 1058.46 feet to a point on a 8982.31 foot radius curve to the right; thence 497.01 feet along the arc of said curve through a central angle of 3°10'13"; thence leaving said Southwesterly Right-of-Way Line and along Entrada Golf Course Parcel North 80°54'43" West, 227.63 feet; thence South 80°01'23" West, 188.90 feet; thence North 45°05'03" West, 535.53 feet; thence North 40°32'18" West, 345.40 feet; thence North 27°45'57" West, 430.70 feet; thence North 45°28'29" East, 129.71 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM an portion lying within the Northeast Quarter of the Northwest Quarter (NE¼NW¼), Section 10, Township 42 South, Range 16 West, Salt Lake Base and Meridian, Washington County, State of Utah.

Initials

