

Mail Tax notice to:

Grantee  
4540 Holladay Blvd  
Holladay, UT 84117

COURTESY

Tax IDs:  
00-0021-5807 through 00-0021-5834  
And  
00-0020-8158 and 00-0020-8166

### WARRANTY DEED

Solstice Homes, LLC, a Utah limited liability company

**GRANTOR** of Holladay, State of Utah, hereby CONVEYS and WARRANTS TO:

Klaim, LLC, a Utah limited liability company

**GRANTEE** of Holladay, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Wasatch County, State of Utah:

All of lots 15-18, and 31-54, KLAIM PHASE 1 SUBDIVISION, according to the official plat thereof and filed March 30, 2021 as Entry No. 496867 in Book 1346 at Page 727 in the office of the Wasatch County Recorder.

Parcel 1:

Beginning at the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, having State Plane Coordinates  $Y=2\ 257581.916$  meters and  $x=508\ 809.4945$  meters, and running thence, using State Plane Coordinate Bearings, NAD 93: South  $00^{\circ}20'08''$  East (deed; South  $00^{\circ}19'23''$  East) 1309.61 feet, thence South  $89^{\circ}25'31''$  West (deed: South  $89^{\circ}26'16''$  West) 1336.577 feet (to close)(Deed: 1336.60 feet), thence South  $00^{\circ}08'33''$  East (deed: South  $00^{\circ}07'48''$  East) 510.534 feet to the Northerly Right of Way Line of Highway 289, thence North  $47^{\circ}34'24''$  West 608.635 feet along said Right of Way to the Easterly line of Evelyn Rodeback's property, thence leaving said Right of Way North  $00^{\circ}04'41''$  West (deed: North  $00^{\circ}03'56''$  West) 1408.72 feet to the North Line of said Section 17, thence North  $89^{\circ}32'34''$  East (deed: North  $89^{\circ}33'19''$  East) 1778.805 feet to the point of beginning.

Parcel 2:

A parcel of land located in the West one-half of the Northeast quarter and the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South  $89^{\circ}33'19''$  West 1778.805 feet and South  $00^{\circ}03'56''$  East 877.49 feet from the

Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 00°03'56" East 875.55 feet; thence South 89°23'57" West 1114.71 feet; thence North 00°05'38" East 877.09 feet; thence North 89°28'38" East 1112.25 feet to the point of beginning.

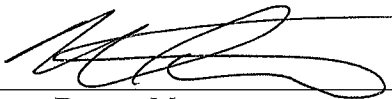
Less and excepting that portion belonging to the United States of America pursuant to Warranty Deed recorded December 14, 1987 with Entry No. 44409 in Book 196 at Page 385, Wasatch County, State of Utah Official Records.

Also, less and excepting any portion of the above described legal that lies South and Southwesterly of the Northerly line of State Highway S.R. 248.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), this 11 day of May, 2021 .

Solstice Homes, LLC



Mason Dutton, Manager

State of Utah, County of Summit )ss:

On this date, May 11, 2021, personally appeared before me, Mason Dutton, who being by me duly sworn did say that he/she is a Manager of Solstice Homes, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said, Mason Dutton, acknowledged to me that said limited liability company executed same.

Notary Public 