

Mail Recorded Deed and Tax Notice To:

Eliason Equities, LLC

Summit Commercial Solutions, LC

Heritage Storage, LLC

Phillip Chipping and Amie Chipping

218 Edith, LLC

IRA Income Fund I, LLC

1174 E Graystone Way

Suite 100

Millcreek, Utah 84106



**COTTONWOOD
TITLE**

File No.: 124171-MLY

WARRANTY DEED

Hollywood Plaza Tooele, LLC, a Utah limited liability company

GRANTOR(S) of Burlingame, State of California, hereby Conveys and Warrants to

Eliason Equities, LLC, a Utah limited liability company, as to an undivided 30.11% interest and Summit Commercial Solutions, LC, a Utah limited liability company, as to an undivided 20.00% interest and Heritage Storage, LLC, a Utah limited liability company, as to an undivided 13.09% interest and Phillip Chipping and Amie Chipping, as to an undivided 12.70% interest and 218 E Edith, LLC, a Utah limited liability company, as to an undivided 6.72% interest and IRA Income Fund I, L.L.C., a Utah limited liability company, as to an undivided 17.38% interest

GRANTEE(S) of Herriman, 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 **Tooele County**, State of Utah:

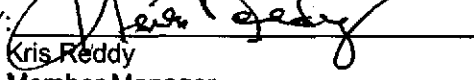
SEE EXHIBIT A ATTACHED HERETO

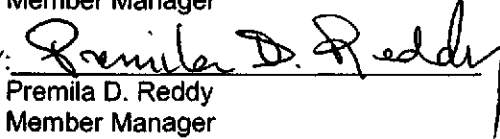
TAX ID NO.: 02-036-0-0033 and 02-036-0-0032 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 21 day of March, 2021.

Hollywood Plaza Tooele, LLC, a Utah limited liability company

BY: 
Kris Reddy
Member Manager

BY: 
Premila D. Reddy
Member Manager

STATE OF

COUNTY OF

On the 21 day of March, 2021, personally appeared before me Kris Reddy and Premila D. Reddy, who acknowledged themselves to be the Member Managers of Hollywood Plaza Tooele, LLC, a Utah limited liability company, and that they, as such Member Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

*see attached
Acknowledgment*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

On March 22 2021 before me, Shruti Bhalla, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kris Reddy and Premika D. Reddy
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Marriage Deed
Document Date: 03-22-2021 Number of Pages: _____
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kris Reddy
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Premika D. Reddy
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT NORTH 89°33' WEST 167.46 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 11, PLAT A, TOOELE CITY SURVEY, TOOELE CITY AND RUNNING THENCE SOUTH 89°33' EAST 47.46 FEET; THENCE NORTH 00°56'50" EAST 100.00 FEET; THENCE SOUTH 89°33' EAST 120.00 FEET; THENCE NORTH 00°56'50" EAST 310.02 FEET; THENCE NORTH 89°33' WEST 333.96 FEET; THENCE SOUTH 00°56'50" WEST 254.38 FEET; THENCE SOUTH 89°03'10" EAST 127.00 FEET ALONG A PARTY WALL; THENCE SOUTH 48°10' EAST 52.24 FEET; THENCE SOUTH 00°56'50" WEST 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT NORTH 89°33' WEST 167.46 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 11, PLAT A, TOOELE CITY SURVEY, TOOELE CITY AND RUNNING THENCE NORTH 89°33' WEST 166.50 FEET; THENCE NORTH 00°56'50" EAST 155.64 FEET; THENCE SOUTH 89°03'10" EAST 127.00 FEET ALONG A PARTY WALL; THENCE SOUTH 48°10' EAST 52.24 FEET; THENCE SOUTH 00°56'50" WEST 120.00 FEET TO THE POINT OF BEGINNING.