

14090926 B: 11411 P: 2534 Total Pages: 4
04/07/2023 10:32 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Shiny Shell - Kearns, LLC, a Utah limited liability company
3135 East Millrock Drive, Ste 500
Salt Lake City, UT 84121



File No.: 164779-CAF

WARRANTY DEED

Centro De Avivamiento Para Las Naciones Ministerio Internacional, Inc.,

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

Shiny Shell - Kearns, LLC, a Utah limited liability company,

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.: 21-07-234-030 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 3rd day of April, 2023.

Centro De Avivamiento Para Las Naciones
Ministerio Internacional, Inc.

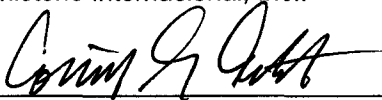
BY: 

Bernardo Gonzalez
President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 3rd day of April, 2023, before me, personally appeared Bernardo Gonzalez, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Centro De Avivamiento Para Las Naciones Ministerio Internacional, Inc..



Notary Public



EXHIBIT A
Legal Description

Commencing South 00°08'30" West 500.00 feet and North 89°54'30" West 332.45 feet from the Northeast corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°54'30" West 99.15 feet, more or less; thence North 00°05'30" East 340.37 feet; thence South 89°54'30" East 11.00 feet, more or less; thence South 53°30'57" East 109.48 feet; thence South 00°05'30" West 275.41 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the widening and roadway improvements of the existing 4700 South Street known as Project F-2240(2)0, being part of an entire tract of property situate in the Northeast quarter of the Northeast quarter of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 160.41 feet South 00°04'16" West along the section line and 422.32 feet North 89°37'29" West from the Northeast corner of said Section 7 which point is the Northeast corner of said parcel of land which point is 84.15 feet radially distant Southerly from the 4700 South Street Control Line opposite engineer station 1115+39.82, and running thence South 53°13'56" East 38.66 feet the Easterly boundary line of said parcel and to a point 114.46 feet radially distant Southerly from said control line opposite engineer station 1115+61.66 and the beginning of a 336.00 foot radius non-tangent curve to the left (Note: center bears South 27°56'46" West); thence Northwesterly along the arc of said curve 17.08 feet through a delta of 02°54'42" (Note: chord to said curve bears North 63°30'35" West for a distance of 17.07 feet) to a point 103.11 feet radially distant Southerly from said control line opposite engineer station 1115+50.15; thence North 58°50'28" West 12.06 feet to a point 94.47 feet radially distant Southerly from said control line opposite engineer station 1115+42.49 and the beginning of a 337.50 foot radius non-tangent curve to the left (Note: center bears South 22°59'53" West); thence Westerly along the arc of said curve 6.20 feet through a delta of 01°03'10" (Note: chord to said curve bears North 67°31'42" West for a distance of 6.20 feet) to a point 90.77 feet radially distant Southerly from said control line opposite engineer station 1115+37.94; thence North 75°53'31" West 8.02 feet to a point 87.00 feet radially distant Southerly from said control line opposite engineer station 1115+31.44; thence South 20°35'31" West 0.50 feet to a point 87.41 feet radially distant Southerly from said control line opposite engineer station 1115+31.18 and the beginning of a 336.00 foot radius non-tangent curve to the left (Note: center bears South 20°35'31" West); thence Westerly along the arc of said curve 15.98 feet through a delta of 02°43'28" (Note: chord to said curve bears North 70°46'13" West for a distance of 15.98 feet) to a point 78.80 feet radially distant Southerly from said control line opposite engineer station 1115+18.75; thence North 17°52'03" East 0.33 feet to a point 78.51 feet radially distant Southerly from the 4700 South Street Control Line opposite engineer station 1115+18.91 and the Northerly boundary line of said tract; thence South 89°37'29" East 23.30 feet along said Northerly boundary line to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located N89°52'11"W 431.88 and S00°08'19"W 163.66 feet from the Northeast corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence S70°46'52"E 1.56 feet; thence N20°34'52"E 0.50 feet; thence S75°54'10"E 8.02 feet; thence S67°32'21"E 6.20 feet; thence S58°51'07"E 12.06 feet; thence S63°31'14"E 17.07 feet; thence S52°37'28"E 6.41 feet; thence S01°55'00"E 1.16 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 335.00 feet (radius bears: S28°41'36"W) a distance of 21.54 feet through a central angle of 03°41'02" Chord: N63°08'55"W 21.54 feet; thence N65°04'34"W 1.05 feet; thence N59°02'13"W 12.04 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 336.50 feet (radius bears: S22°47'25"W) a distance of 6.04 feet through a central angle of 01°01'44" Chord: N67°43'27"W 6.04 feet; thence N76°05'15"W 7.06 feet; thence S20°23'47"W 0.60 feet; thence N69°48'08"W 2.96 feet; thence N00°48'45"E 2.46 feet to the point of beginning.

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Salt Lake City, UT 84121



File No.: 164779-CAF

QUITCLAIM DEED

Centro De Avivamiento Para Las Naciones Ministerio Internacional, Inc.,
GRANTOR(S), of Murray, State of Utah, hereby quitclaims to
Shiny Shell - Kearns, LLC, a Utah limited liability company,

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.: 21-07-234-030 (for reference purposes only)

Dated this 3rd day of April, 2023.

Centro De Avivamiento Para Las Naciones
Ministerio Internacional, Inc.

BY: 

~~Bernardo Gonzalez~~

President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 3rd day of April, 2023, before me, personally appeared Bernardo Gonzalez, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Centro De Avivamiento Para Las Naciones Ministerio Internacional, Inc..



Notary Public



EXHIBIT A

Beginning at a point located N89°52'11"W 431.88 and S00°08'19"W 163.66 feet from the Northeast corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence S70°46'52"E 1.56 feet; thence N20°34'52"E 0.50 feet; thence S75°54'10"E 8.02 feet; thence S67°32'21"E 6.20 feet; thence S58°51'07"E 12.06 feet; thence S63°31'14"E 17.07 feet; thence S52°37'28"E 6.41 feet; thence S01°55'00"E 1.16 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 335.00 feet (radius bears: S28°41'36"W) a distance of 21.54 feet through a central angle of 03°41'02" Chord: N63°08'55"W 21.54 feet; thence N65°04'34"W 1.05 feet; thence N59°02'13"W 12.04 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 336.50 feet (radius bears: S22°47'25"W) a distance of 6.04 feet through a central angle of 01°01'44" Chord: N67°43'27"W 6.04 feet; thence N76°05'15"W 7.06 feet; thence S20°23'47"W 0.60 feet; thence N69°48'08"W 2.96 feet; thence N00°48'45"E 2.46 feet to the point of beginning.