

12912783
1/2/2019 2:23:00 PM \$15.00
Book - 10743 Pg - 3499-3501
ADAM GARDINER
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Mail To: :
:
Dennis K. Poole :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :
:
GRANTEE'S ADDRESS: :
:
299 South Main Street, #2450 :
Salt Lake City, Utah 84101 :

Space above for County Recorder's Use
PARCEL I.D.# 16-06-151-006

SPECIAL WARRANTY DEED


REGENT 200, LLC, a Utah limited liability company, of 12 West Market Street, #290 1900, Salt Lake City, Utah 84101, GRANTOR, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to DAKOTA PACIFIC REGENT, LLC, a Delaware limited liability company, of 299 South Main Street, #2450, Salt Lake City, Utah 84101, GRANTEE, the following described tract of real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference;

subject only to general taxes, easements, restrictions, right of way and reservations appearing of record.

WITNESS, the hand of said Grantor, this 2nd day of January 2019.

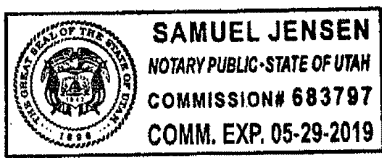
REGENT 200, LLC, a Utah limited liability company

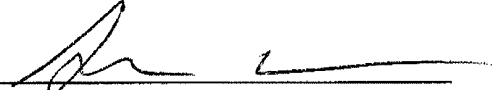
By: 
Chris Zarek, Manager

And by: 
Aaron Wernli, Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 2nd day of January 2019, personally appeared before me Chris Zarek and Aaron Wernli, the Managers of REGENT 200, LLC, a Utah limited liability company, the signers of the within instrument, who duly acknowledged to me that they executed the same.





NOTARY PUBLIC

EXHIBIT "A"
(Legal Description)

Real Property located in Salt Lake County, State of Utah, more particularly described as follows:

Parcel 1:

Beginning at the Southeast corner of Lot 3, Block 70, Plat "A", Salt Lake City Survey; and running thence East 79 feet to Plum Alley; thence North 80 feet; thence West approximately 40 feet to East property line of Tampico Restaurant (John Loomis property); thence South approximately 21 feet to Southeast corner of Tampico property; thence West 39.5 feet to West line of Lot 2; thence West 15 feet to East line of Regent Street; thence South $1^{\circ}30'$ West along East line of said Regent Street 59 feet to South line of said Lot 3; thence East 16.5 feet to the point of beginning,

Parcel 2:

TOGETHER WITH a non-exclusive right of way over Plum Alley as disclosed by Warranty Deed recorded May 9, 1901, as Entry No. 146953 in Book 5Z at Page 420 of the Official Records, described as follows:

Beginning 79 feet East from the Southwest corner of said Lot 2; and running thence East 16 feet; thence North 330 feet; thence West 16 feet; thence South 330 feet to the point of beginning.

Tax Parcel No.: 16-06-151-006

13287618
6/2/2020 3:28:00 PM \$40.00
Book - 10954 Pg - 4063-4065
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

APN: 16-06-151-028

WHEN RECORDED MAIL TAX
STATEMENTS AND RETURN TO:

Dakota Pacific Regent LLC
299 South Main St. Ste 2450
Salt Lake City, UT 84111
CT-109602-CAB

This SPECIAL WARRANTY DEED is made the 2nd day of June, 2020 by TRUONG PROPERTIES, LLC, a Utah limited liability company as GRANTOR, to DAKOTA PACIFIC REGENT LLC, a Delaware limited liability company, whose address is 299 South Main St. Ste 2450, Salt Lake City, UT 84111, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells, conveys and warrants against all claiming in, through or under Grantor, to Grantee all that real property situated in the County of Salt Lake ~~City~~, State of Utah, more particularly described as follows:

See EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Together with all tenements, hereditaments and appurtenances thereto, including any and all air rights held by Grantor as reserved in that certain Warranty Deed recorded July 19, 1979 as Entry 3310560 in Book 4905 at Page 255, records of Salt Lake County, and as may have been conveyed in that certain Quit-Claim Deed recorded 12 October, 1988 as Entry 4687367 in Book 6072 at Page 788, records of Salt Lake County Recorder, and as may have been conveyed to Grantor in that certain Quitclaim Deed recorded April 24, 2020 as Entry 13252727 in Book 10932 at Page 9092-9094 records of Salt Lake County Recorder.

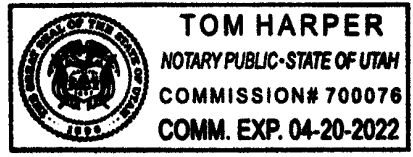
To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has set its hand the day and year first above written.

Truong Properties, LLC a Utah limited liability company

BY: [Signature]
David Ha Truong
Manager

BY: [Signature]
VI Cao
Manager



STATE OF UTAH)

COUNTY OF SALT LAKE)

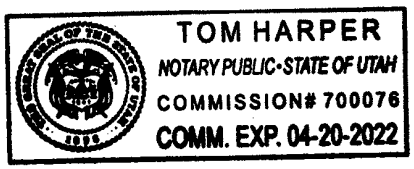
On June 2, 2020, before me, Tom Harper, (here insert name and title of the officer) Notary Public, personally appeared David Ha Truong, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

WITNESS my hand and official seal.

Signature [Signature]

STATE OF UTAH)

COUNTY OF SALT LAKE)



On June 2, 2020, before me, Tom Harper, (here insert name and title of the officer) Notary Public, personally appeared VI Cao, 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.

WITNESS my hand and official seal.

Signature [Signature]

EXHIBIT A
LEGAL DESCRIPTION

Commencing at a point 129 feet North of the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, and running thence East 39 feet; thence North 41 feet; thence West 52 feet, more or less, to the East line of Commercial Street (now Regent Street); thence South 01°30' West 41 feet; thence East 13 feet, more or less, to the point of commencement.

ALSO: Commencing 170 feet North from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey; thence East 39 feet, more or less, to the Southeast corner of existing brick wall; thence North 18 inches, more or less, to the Northeast corner of said brick wall; thence West 52 feet, more or less, along the North side of said brick wall to the East line of Regent Street, formerly known as Commercial Street; thence South 01°30' West along the East line of said Regent Street 18 inches, more or less, to the Southwest corner of said brick wall, at a point due West from the point of commencement; thence East 13 feet, more or less, to the place of commencement.

ALSO: Beginning 59 feet North, 39.5 feet East, 21 feet North, and 39.5 feet East, and 86 feet North from the Southeast corner of Lot 3, Block 70, Plat "A", Salt Lake City Survey; thence West 40 feet; thence South 37 feet; thence East 40 feet; thence North 37 feet to beginning.

ALSO: Beginning at a point which is North 89°52'37" West 16.07 feet along the North line of 200 South Street and North 01°15'18" East 171.83 feet along the East line of Regent Street and South 89°52'37" East 51.47 feet from the Southwest corner of Lot 2, Block 70, Plat "A", Salt Lake City Survey, said point being also North 00°03'21" East 171.80 feet along the West line of said Lot 2 and South 89°52'37" East 39.00 feet from the Southwest corner of Lot 2 and running thence South 00°03'21" West 5.51 feet; thence South 89°52'37" East 40.00 feet to the West side of Plum Alley; thence North 00°03'21" East along said West line of Plum Alley 5.51 feet; thence North 89°52'37" West 40.00 feet to the point of beginning.