

Mail Recorded Deed and Tax Notice To:
Silver Spoon Riverton, LLC, a Utah limited liability company
14788 S Castle Valley Dr.
Bluffdale, UT 84065

13160923
12/31/2019 1:59:00 PM \$40.00
Book - 10880 Pg - 3052-3054
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 121306-CAP

WARRANTY DEED

RMC Riverton Property, LLC, a Utah limited liability company

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

Silver Spoon Riverton, LLC, a Utah limited liability company

GRANTEE(S) of Bluffdale, 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

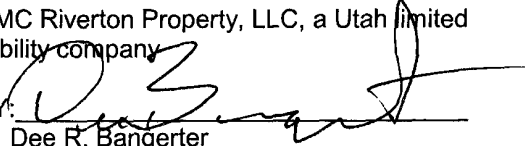
TAX ID NO.: 27-32-201-003 and 27-32-201-005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 31st day of December, 2019.

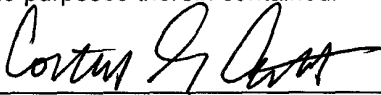
RMC Riverton Property, LLC, a Utah limited liability company

BY: 
Dee R. Bangerter
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st day of December, 2019, personally appeared before me Dee R. Bangerter, who acknowledged themselves to be the Manager of RMC Riverton Property, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



706831

EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land, situate in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of the On Point Properties LLC Commercial Campus Subdivision, as recorded November 13, 2003 as Entry No. 8891520 in Book 2003P at Page 352 and running thence South 00°11'04" West 235.32 feet along the boundaries of the Castlewood Estates Phase 1 and Phase 2 Subdivisions, (record bearing on subdivision plat - South 00°11'20" East), and the On Point Properties LLC Commercial Campus Subdivision, (record bearing on subdivision plat- South 00°11'04" West) to the North line of Water Street; thence West 258.59 feet along said North line; thence North 00°06'37" West 235.32 feet to the North line of said On Point Properties LLC Commercial Campus Subdivision; thence East 259.80 feet along said North line to the point of beginning.

PARCEL 2:

Beginning at a point North 89°53'40" East along the section line 951.12 feet and South 00°06'20" East 415.81 feet from the North quarter corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence East 106.00 feet; thence South 00°06'20" East 410.94 feet to the North line of On Point Properties LLC Commercial Campus Subdivision as recorded in Book 2003P at Page 352 in the office of the Salt Lake County Recorder; thence West along said North line 106.00 feet; thence North 00°06'20" West 410.94 feet to the point of beginning.

PARCEL 2A:

A perpetual, non-exclusive right-of-way and easement as granted in that certain Access Easement Agreement recorded December 18, 2018 as Entry No. 12905555 in Book 10739 at Page 6383.

When Recorded mail to:
GRANTEE'S ADDRESS:

Silver Spoon Riverton, LLC
5242 S. College Drive, Ste 340
Murray Utah 84123

Escrow No. 18-3152 AB

13763635
9/2/2021 4:31:00 PM \$40.00
Book - 11233 Pg - 3971-3972
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 2 P.

--Space above for recorder's use--

[PARCEL ID# 27-32-201-002-0000- A portion of]

WARRANTY DEED

ON POINT PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby conveys and warrants to

SILVER SPOON RIVERTON, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

Part of the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, further described as follows:

Beginning at a point North 90°00'00" West 259.80 feet from the Northeast corner of Lot 1, On Point Properties LLC Commercial Campus, recorded as Entry No. 8891528 in the office of the Salt Lake County Recorder, said Northeast corner is South 0°14'33" West 825.00 feet along the quarter section line and South 90°00'00" East 1321.92 feet from the North quarter corner of said Section 32, and running thence South 0°06'37" East 235.32 feet to the Northerly line of Water Street (12805 South Street); thence South 90°00'00 West 106.01 feet along said Northerly line; thence North 0°06'20" West 235.32 feet to the Northerly line of said Lot 1; thence North 90°00'00" East 106.00 feet along said Northerly line to the point of beginning.

Excepting and reserving to the State of Utah all coal, oil, gas, mines, metals, gravel and all other minerals of whatsoever kind or nature in the above land, and to it, or persons authorized by it, the right to prospect for, mine and remove the same, as disclosed in that certain Quit Claim Deed recorded in 1942 as Entry No. 944253 in Book 383 at Page 230 of Official Records.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 1st day of September, 2021.

On Point Properties, LLC,
A Utah Limited Liability Company



BY: Sterling Gardner
ITS: Manager

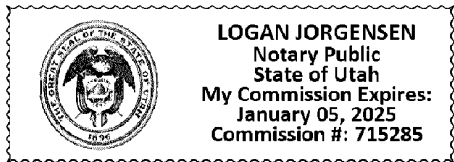
STATE OF UTAH

COUNTY OF SALT LAKE

} ss

On the 1st day of September, A.D. 2021, personally appeared before me Sterling Gardner, who being by my duly sworn, did say that he is the Manager of On Point Properties, LLC, a Utah limited liability company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and that the said Sterling Gardner acknowledged to me that said Limited Liability Company executed the same.

WITNESS my hand and official seal.



Notarized remotely via audio/video communication

Notary Public:

Residing At: _____

My Commission Expires: Jan. 05, 2025