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4/7/2016 11:52:00 AM \$17.00  
Book - 10419 Pg - 154-156  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Founders Title Company 16-010640

MAIL TAX NOTICE TO:  
1060 East 100 South, LLC  
80 S. Lake Avenue, Suite 702  
Pasadena, CA 91101

**WARRANTY DEED**  
(Corporate Form)

**UNITED ENTERPRISE INVESTMENT USA CORP.**, a corporation organized and existing under the laws of the State of Utah with its principal office at 80 S. Lake Avenue, Suite 702, Pasadena, CA 91101, Grantor hereby CONVEYS AND WARRANTS TO

**1060 EAST 100 SOUTH, LLC,**

Grantee,

of **80 S. Lake Avenue, Suite 702, Pasadena, CA 91101,**

for the sum of

**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----**

the following described tract of land in **SALT LAKE** County, State of **UTAH**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Subject to easements restrictions and rights of way appearing of record or enforceable in law and equity and **2016** taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1st day of April, 2016.

**UNITED ENTERPRISE INVESTMENT USA CORP.**

By: 

Reisa Cheng Jiang, President

# California All-Purpose Certificate of Acknowledgment

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 Los Angeles

s.s.

On 04.01.2016 before me, Hayk Terzyan, Notary Public  
Name of Notary Public, Title

personally appeared Reisa Cheng Jiong  
Name of Signer (1)

Name of Signer (2)

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.



Seal

Signature of Notary Public

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of warranty deed

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of Identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_

## EXHIBIT "A"

### PARCEL 1:

Beginning at the Northeast corner of Lot 8, Block 29, Plat "F", Salt Lake City survey; and running thence West 246.25 feet; thence South 132.00 feet; thence East 246.25 feet; thence North 132.00 feet to the point of beginning.

### PARCEL 1A:

A non-exclusive right of way described as follows:

Beginning 132.0 feet South of the Northeast corner of said Lot 8; and running thence South 10 feet; thence West 142.5 feet; thence South 188.00 feet; thence West 12.0 feet; thence North 178 feet; thence Northwesterly 14.0 feet more or less; thence West 135.0 feet; thence North 10.0 feet; thence East 18 rods to the point of beginning.

### PARCEL 2:

Beginning 142.0 feet South of the Northeast corner of Lot 8, Block 29, Plat "F", Salt Lake City Survey; and running thence South 33.0 feet; thence West 142.5 feet; thence North 33.0 feet; thence East 142.5 feet to the point of beginning.

### PARCEL 2A:

A non-exclusive right of way described as follows:

Beginning 132.0 feet South of the Northeast corner of said Lot 8; and running thence South 10 feet; thence West 142.5 feet; thence South 188.00 feet; thence West 12.0 feet; thence North 178 feet; thence Northwesterly 14.0 feet, more or less; thence West 135.0 feet; thence North 10.0 feet; thence East 18 rods to the point of beginning.

The following is shown for information purposes only: 16-05-206-024