

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

General Warranty Deed

Date: February 13, 2017

Grantor: Ouzounian Trust 2000 U/T/A 3/24/2000, Moses K. Ouzounian and Meada F. Ouzounian, Co-Trustees

Grantor's Mailing Address:

6203 Alden Bridge Drive, Apt. 2101
The Woodlands, Texas 77382
Montgomery County

Grantee: MKO Properties, LLC

Grantee's Mailing Address:

6203 Alden Bridge Drive, Apt. 2101
The Woodlands, Texas 77382
Montgomery County

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Parcel Number 15-27-351-028-0000, BEGINNING AT A POINT NORTH 89°55'00" EAST ALONG THE SECTION LINE 668.13 FEET AND DUE SOUTH 1802.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE DUE SOUTH 155.59 FEET; THENCE SOUTH 89°55'30" WEST 280.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF DECKER LAKE DRIVE (2200 WEST STREET) SAID POINT ALSO BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 87°52'54" WEST 840.00 FEET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 151.81 FEET THROUGH A CENTRAL ANGLE OF 10°21'18"; THENCE NORTH 77°31'35" EAST

12491596
03/09/2017 10:45 AM \$14.00
Book - 10536 Pg - 4758-4760
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
KNIGHTON & STONE
2202 TIMBERLOCH PL STE 250
THE WOODLANDS, TX 77380
BY: MSR, DEPUTY - MA 3 P.


24.16; THENCE NORTH 89°55'30" EAST 276.37 FEET TO THE POINT OF BEGINNING, MORE COMMONLY KNOWN AS 3383 SOUTH DECKER LAKE DRIVE, WEST VALLEY CITY, UTAH 84119


Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Property, but only to the extent they are still in force and effect and shown of record in Salt Lake County, Utah, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matters which would be revealed by an inspection and/or a current survey of the Property.

Grantors, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.


Moses K. Ouzounian


Meada F. Ouzounian

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on February 13, 2017, by Moses K. Ouzounian and Meada F. Ouzounian.



Lauren West
Notary Public, State of Texas
My commission expires: 7-9-2019

PREPARED IN THE OFFICE OF:
AFTER RECORDING RETURN TO:

Knighton & Stone, PLLC
2202 Timberloch Place, Suite 250
The Woodlands, Texas 77380
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