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1/31/2020 2:34:00 PM \$40.00
Book - 10891 Pg - 6466-6469
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BENNETT TUELLER JOHNSON DEERE
BY: eCASH, DEPUTY - EF 4 P.

MAIL TAX NOTICE TO:
Trent Van Dam
HSK, LLC
3645 South 500 West
South Salt Lake City, Utah 84115

Parcel No.: 15-36-176-001

Warranty Deed

Robert Trent Van Dam, an individual; Robert T. Van Dam Jr., also known as Robert T. Van Dam, an individual; Marilyn M. Van Dam, an individual; and Robert Trent Van Dam, Robert T. Van Dam Jr. and Marilyn M. Van Dam, trustees of the Van Dam Family Trust u/a/d/ December 29, 2006, of Salt Lake City, Salt Lake County, Utah, as Grantors, hereby CONVEY and WARRANT to HSK, LLC, a Utah limited liability company, of 3645 South 500 West, South Salt Lake City, Salt Lake County, Utah 84115, as Grantee, for good and valuable consideration, the following described tract(s) of land in Salt Lake County, State of Utah:

SEE LEGAL DESCRIPTIONS ON EXHIBIT A ATTACHED HERETO.

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2019 and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

[Signature Page to Follow]

WITNESS, the hand of said Grantor, this 31 of January 2019.

GRANTORS:

Robert Trent Van Dam
ROBERT TRENT VAN DAM

Robert T Van Dam Jr
ROBERT T. VAN DAM JR
Also known as Robert T. Van Dam

Marilyn M. Van Dam
MARILYN M. VAN DAM

VAN DAM FAMILY TRUST, u/a/d December 29, 2006

By: Robert Trent Van Dam
Robert Trent Van Dam, Trustee

By: Robert T Van Dam Jr, Trustee
Robert T. Van Dam Jr., Trustee

By: Marilyn M. Van Dam
Marilyn M. Van Dam, Trustee

STATE OF Utah

COUNTY OF Utah

Personally appeared before me, a Notary Public, Robert T. Van Dam Jr., a.k.a. Robert T. Van Dam and Marilyn M. Van Dam, who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are trustees of the Van Dam Family Trust.

Witness my hand this 22 day of January ²⁰²⁰ 2019.

Michelle Frisby
Notary Public

My Commission Expires:

Nov. 8, 2021



STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, a Notary Public, Robert Trent Van Dam, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a trustee of the Van Dam Family Trust.

Witness my hand this 31 day of January 2019.

Brianna Boynton
Notary Public

My Commission Expires:

May 17, 2022

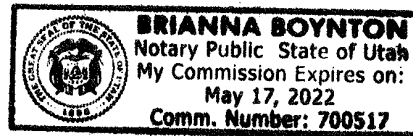


EXHIBIT A
Legal Description

BEGINNING AT A POINT OF THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET, SAID POINT BEING NORTH 0°16' EAST 114.43 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 4, SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°16' EAST ALONG SAID EAST LINE 343.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°17' EAST ALONG THE NORTH LINE OF SAID LOT 3, 543.66 FEET TO THE WEST RIGHT-OF-WAY FENCE OF INTERSTATE HIGHWAY NO. 15; THENCE SOUTH 16°22' WEST ALONG SAID RIGHT-OF-WAY FENCE 30.50 FEET; THENCE SOUTH 8°40' WEST ALONG SAID RIGHT-OF-WAY FENCE 318.34 FEET; THENCE SOUTH 89°17' WEST 488.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A FREEWAY KNOWN AS PROJECT NO. 15-7, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 3, BLOCK 4, SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, SAID NORTHEAST CORNER BEING THE INTERSECTION OF THE EXISTING WESTERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF SAID FREEWAY AND THE

NORTHERLY BOUNDARY LINE OF SAID LOT 3, WHICH POINT IS 69.129 METERS (226.80 FEET) SOUTH 89°17'00" WEST ALONG THE LOT LINE FROM THE NORTHEAST CORNER OF SAID LOT 3 (NOTE: SAID POINT OF BEGINNING IS ALSO 752.023 METER (2467.27 FEET) SOUTH 00°05'39" WEST ALONG THE MONUMENT LINE IN 500 WEST STREET AND 175.194 METERS (574.78 FEET) NORTH 89°17'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 FROM A SALT LAKE COUNTY SURVEYOR'S MONUMENT AT THE INTERSECTION OF 500 WEST STREET AND 3300 SOUTH STREET) AND RUNNING THENCE SOUTH 89°17'00" WEST 13.016 METERS (42.70 FEET) ALONG SAID NORTHERLY BOUNDARY LINE OF LOT 3; THENCE SOUTH 11°46'00" WEST 90.940 METERS (298.36 FEET); THENCE SOUTH 44°32'27" EAST 20.898 METERS (68.56 FEET) TO SAID EXISTING WESTERLY RIGHT-OF-WAY AND NO-ACCESS LINE; THENCE NORTH 09°13'24" EAST 105.451 METERS (345.97 FEET) ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY AND NO-ACCESS LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1466.6 SQUARE METERS (15,787 SQUARE FEET).

(NOTE: ROTATE ABOVE BEARINGS 00°13'18" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)