

2020-003  
WHEN RECORDED  
MAIL TAX NOTICES TO:  
118 E 12675 S Draper, UT 84020

13392669  
9/14/2020 3:36:00 PM \$40.00  
Book - 11018 Pg - 3267-3268  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INVICTUS TITLE INSURANCE AGCY  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

Covent Garden Holdings, LLC a Utah limited liability company

Grantor,

whose address is 118 E 12675 S Draper, UT 84020  
hereby CONVEYS and WARRANTS to

Covent Garden Holdings, LLC a Utah limited liability company an undivided 93.6946% interest in and to the real property, AND John S. Burchett and Amy Burchett, husband and wife, an undivided 6.3054% interest in and to the real property

Grantee,

of Bluffdale, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of Utah, to-wit:

Beginning at a point which is South 277.89 feet and South 89°36'28" West 1,320 feet, more or less, from the East quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'10" West 1,042.11 feet; thence South 89°36'28" West 209.00 feet; thence North 00°05'10" East 1,042.11 feet; thence North 89°36'28" East 209.00 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO the following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:

Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of said Section 11, and running thence South 89°36'28" West 50.00 feet; thence South 0°05'10" West 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West 27.25 feet along said North boundary to the Northwest corner of said tract; thence South 0°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 0°05'10" East 327.89 feet, more or less, to the point of beginning.

ALSO TOGETHER WITH easements for access and utilities as described in Easements recorded July 2, 2020, as Entry No. 13317633 and July 28, 2020, as Entry No. 13341610.

EXCEPT the following described tract, to-wit:

Beginning at the Northeast corner of the above-described tract of land, at a point South 89°36'28" West 1,320 feet along the quarter section line and South 277.89 feet from the East quarter corner of said Section 11, and running thence South 89°36'28" West 14.72 feet along the North boundary of the above-described tract; thence South 2°22'12" East 343.46 feet to the East boundary of the above-described tract; thence North 0°05'10" East 343.27 feet along said East boundary line to the point of beginning.

Tax Serial No.: 33-11-400-021

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 11th day of September, 2020

Covent Garden Holdings, LLC a Utah limited liability company

By: *Matthew Kelly*  
Matthew Kelly as Manager / Member

By: *Steve Guymon*  
Steve Guymon as Manager / Member

By: *Sean Shah* member  
Sean Shah as Manager / Member

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the 11th day of Septemeber , personally appeared before me Matthew Kelly, Steve Guymon, and Sean Shah as Managers / Members Covent Garden Holdings, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*ADDISON JANE BIRD*  
Notary Public  
Residing at , Utah: *SALT LAKE COUNTY*  
My Commission Expires: *10/23/2023*

