



MAIL TAX NOTICE TO GRANTEE:
Banasky Rentals LLC
891 W. Baxter
South Jordan, Utah 84095
File Number: 2044621CM

13351946
8/5/2020 3:28:00 PM \$40.00
Book - 10993 Pg - 6690-6691
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Judd Construction, Inc.

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Banasky Rentals LLC,

GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit


BEGINNING AT THE SOUTHEAST CORNER OF LOT 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED; SAID POINT BEING SOUTH 89°29'36" WEST 1202.47 FEET AND NORTH 00°30'24" WEST 231.95 FEET AND NORTH 05°29'41" EAST 20.17 FEET TO A POINT ON THE NORTH LINE OF SOUTH JORDAN PARKWAY AND NORTH 77°06'36" WEST ALONG SAID NORTH LINE 211.93 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 13°21'41" EAST) THROUGH A CENTRAL ANGLE OF 00°07'19" A DISTANCE OF 59.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 14; TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT AND THE NORTH LINE OF SOUTH JORDAN PARKWAY (CENTER BEARS NORTH 13°29'00" EAST) THROUGH A CENTRAL ANGLE OF 00°11'59" A DISTANCE OF 97.35 FEET; THENCE NORTH 13°53'41" EAST 229.73 FEET; THENCE NORTH 09°59'43" WEST 57.71 FEET TO A POINT ON THE SOUTH LINE OF BAXTER DRIVE (935 WEST); THENCE NORTH 88°47'34" EAST 23.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°11'26" WEST) THROUGH A CENTRAL ANGLE OF 19°26'34" A DISTANCE OF 69.56 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 38 THE FOLLOWING TWO (2) COURSES; SOUTH 20°39'11" EAST 61.32 FEET AND SOUTH 13°53'29" WEST 266.78 FEET TO THE POINT OF BEGINNING,

SAID DESCRIPTION BEING LOT 3B2, OF THE PROPOSED SOUTHTOWN BUSINESS PARK LOT 3B AMENDED; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

TAX ID NUMBER FOR PROPERTY: 27-14-253-009

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 5th day of August, 2020.

Judd Construction, Inc.

By: Ryan S. Daw, Vice President

STATE OF UTAH

COUNTY OF Salt Lake

On this 5th day of August, 2020 personally before me appeared Ryan S. Daw who proven on the basis of satisfactory evidence is the Vice President, of Judd Construction, Inc., and that said document was signed by him/her on behalf of said Corporation by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said corporation executed the same.


Notary Public
Residing in:
Commission Expires:

