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8/5/2020 1:03:00 PM \$40.00  
Book - 10993 Pg - 4141-4142  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
TFC West Valley 4756, LLC, a Utah limited  
liability company  
6770 South 900 East, Suite 102  
Salt Lake City, UT 84047

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **SPECIAL WARRANTY DEED**

Escrow No: NCS-940742-SLC1 (ach)  
A.P.N.: Part of 20-02-477-004-0000

Robert Joseph Defa a.k.a. Robert J. Defa, and Richard L. Defa and Robyn R. Defa, Trustees of The Richard and Robyn Defa Trust, u/a/d September 20, 2013, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TFC West Valley 4756, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 4700 SOUTH STREET SOUTH 89°50'20" WEST 151.00 FEET AND NORTH 00°07'46" WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°50'20" WEST 107.57 FEET; THENCE NORTH 00°07'46" WEST 217.44 FEET; THENCE NORTH 89°52'14" EAST 205.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET; THENCE SOUTH 00°07'46" EAST 184.32 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 26°25'57" WEST 22.37 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF 4700 SOUTH STREET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 89°50'20" WEST 88.00 FEET; 2) SOUTH 00°07'46" EAST 13.00 FEET TO THE POINT OF BEGINNING.

(BASIS OF BEARINGS: NORTH 00°07'46" WEST 2641.72 FEET BETWEEN THE BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 2 AND THE BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 2)

CONTAINS 43,313 SQ FT OR 0.994 ACRES, MORE OR LESS

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

Witness, the hand(s) of said Grantor(s), this August 4, 2020 to be effective August 5, 2020.

Robert J. Defa  
Robert Joseph Defa a.k.a. Robert J. Defa

The Richard and Robyn Defa Trust, u/a/d  
September 20, 2013

Richard L. Defa  
Richard L. Defa, Trustee

Robyn R. Defa  
Robyn R. Defa, Trustee

STATE OF Utah )  
County of Salt Lake )ss.

On August 4, 2020, before me, the undersigned Notary Public, personally appeared Robert Joseph Defa a.k.a. Robert J. Defa, and Richard L. Defa and Robyn R. Defa, Trustees of The Richard and Robyn Defa Trust, u/a/d September 20, 2013, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

7/7/2022

Aaron C. Hansen  
Notary Public

