

13443687
10/29/2020 11:50:00 AM \$40.00
Book - 11049 Pg - 6871-6874
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:
Covent Garden Holdings, LLC
118 East 1267 South
Draper, Utah 84020



File No.: 134713-KIP

WARRANTY DEED

Covent Garden Holdings, LLC, a Utah limited liability company as to its undivided 93.6946% interest
GRANTOR(S) of Draper, State of Utah, hereby Conveys and Warrants to

Covent Garden Holdings, LLC, a Utah limited liability company as to an undivided 88.8166% interest and
RG Development, LC, a Utah limited liability company, as to an undivided 4.878% interest
tenant-in-common interest

GRANTEE(S) of Mapleton, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the
following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-11-400-021 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 26th day of October, 2020.

Covent Garden Holdings, LLC, a Utah limited liability company an undivided 93.6946% interest



By: Steve Guymon
Its: Manager/Member



By: Matt Kelly
Its: Manager/Member



By: Shivam Shah
Its: Manager/Member

STATE OF UTAH
COUNTY OF UTAH

On the 26th day of October, 2020, personally appeared before me Steve Guymon, who acknowledged themselves to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



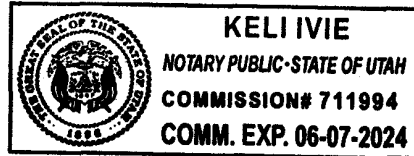
STATE OF UTAH

COUNTY OF UTAH

On the 26th day of October, 2020, personally appeared before me Matt Kelly, who acknowledged themselves to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



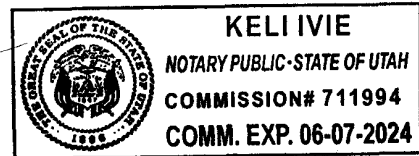
STATE OF UTAH

COUNTY OF UTAH

On the 26th day of October, 2020, personally appeared before me Shivam Shah, who acknowledged themselves to be the Manager of Covent Garden Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.41 feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.22 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 Section 11; Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of 575.27 feet; thence North 89°36'28" East a distance of 77.25 feet; thence North 00°05'10" East a distance of 327.89 feet to the point of beginning.

PARCEL 1A:

The following described right-of-way over, upon and across the following described tract of land:

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 00°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 00°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 00°05'10" East 327.89 feet, more or less, to the point of beginning.

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