

WHEN RECORDED MAIL TO:
BROWNSTONE PAULINE, LLC
2223 S. HIGHLAD DRIVE E6-331
SALT LAKE CITY, UT 84106

12896466
12/3/2018 3:27:00 PM \$22.00
Book - 10735 Pg - 4397-4398
ADAM GARDINER
Recorder, Salt Lake County, UT
INVEST TITLE SRVS SLC
BY: eCASH, DEPUTY - EF 2 P.

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 253531
MAIL TAX NOTICE TO: BROWNSTONE PAULINE, LLC
2223 S. HIGHLAD DRIVE E6-331 SALT LAKE CITY, UT 84106

WARRANTY DEED

HMCRESIDENTIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

GRANTOR(S)

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH
HEREBY CONVEY AND WARRANT TO

BROWNSTONE PAULINE, LLC

GRANTEE(S)

OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UTAH :

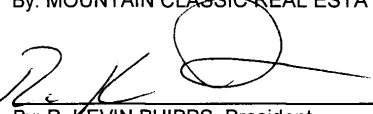
(16-06-129-016) 16-06-129-014, 16-06-129-017, 16-06-129-015

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES
FOR THE YEAR 2018 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 30TH DAY OF NOVEMBER, 2018.

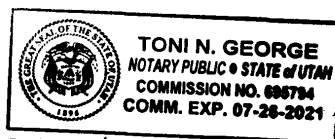
HMCRESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
By: MOUNTAIN CLASSIC RESIDENTIAL, LLC, Manager
By: MOUNTAIN CLASSIC REAL ESTATE, INC., Manager

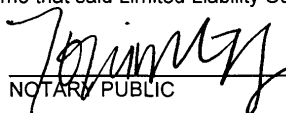

By: R. KEVIN PHIPPS, President

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF SALT LAKE)

On the 30th day of November, 2018, personally appeared before me **R. KEVIN PHIPPS, PRESIDENT OF MOUNTAIN CLASSIC RESIDENTIAL LLC, MANAGER, BY MOUNTAIN CLASSIC REAL ESTATE, INC., MANAGER**, whose identity(ies) is/are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they is/are acting in the capacity referenced above for **HMCRESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, and that said document was signed by him/her/them in behalf of said Limited Liability Company by the authority of its Articles of Organization, Operating Agreement, or by consent of the Company Members, and said individual(s) acknowledged to me that said Limited Liability Company executed the same.




NOTARY PUBLIC

My Commission Expires _____
Residing at: UT 20121



INWEST TITLE SERVICES, INC.
2037 WEST COMMERCE WAY
WEST HAVEN, UT 84401

EXHIBIT "A"

PARCEL 1: (16-06-129-016)

BEGINNING AT A POINT WHICH IS NORTH 0°01'59" WEST 72.02 FEET (RECORD=NORTH 72 FEET) FROM THE SOUTHEAST CORNER OF LOT 8, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 0°01'59" WEST 60.02 FEET (RECORD=NORTH 60 FEET); THENCE SOUTH 89°58'22" WEST 165.05 FEET (RECORD=WEST 10 RODS); THENCE SOUTH 0°01'59" EAST 60.02 FEET (RECORD=SOUTH 60 FEET); THENCE NORTH 89°58'22" EAST 165.05 FEET (RECORD=EAST 10 RODS) TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 2: (16-06-129-014)

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°02'04" EAST 117.00 FEET (RECORD=SOUTH 117 FEET); AND RUNNING THENCE SOUTH 89°58'22" WEST 66.00 FEET (RECORD=WEST 66 FEET); THENCE NORTH 0°02'04" WEST 117.00 FEET (RECORD=NORTH 117 FEET); THENCE NORTH 89°58'22" EAST 66.00 FEET (RECORD=EAST 66 FEET) TO THE POINT OF BEGINNING.

PARCEL 2A:

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

BEGINNING AT A POINT 117 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 8, AND RUNNING THENCE SOUTH 10 FEET; THENCE WEST 8 RODS; THENCE NORTH 10 FEET; THENCE EAST 8 RODS TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 3: (16-06-129-017)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 89°58'22" WEST 165.0 FEET (RECORD=WEST 10 RODS); THENCE NORTH 0°02'04" WEST 72.0 FEET (RECORD=NORTH 72 FEET); THENCE NORTH 89°58'22" EAST 165.0 FEET (RECORD=EAST 10 RODS); THENCE SOUTH 0°02'04" EAST 72.0 FEET (RECORD=SOUTH 72 FEET) TO THE POINT OF BEGINNING.

PARCEL 3A:

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY.

BEGINNING 198 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 146 FEET; THENCE SOUTH 60 FEET; THENCE EAST 28 FEET 8 INCHES; THENCE NORTH 51 FEET 6 INCHES; THENCE EAST 117 FEET 4 INCHES; THENCE NORTH 8 FEET 6 INCHES TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 4: (16-06-129-015)

BEGINNING AT A POINT WHICH IS SOUTH 0°01'59" EAST 127.03 FEET (RECORD=SOUTH 127 FEET) FROM THE NORTHEAST CORNER OF LOT 8, BLOCK 72, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 0°01'59" EAST 71.02 FEET (RECORD=SOUTH 71 FEET); THENCE SOUTH 89°58'22" WEST 131.86 FEET TO A POINT WHICH IS 0.05 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE EAST FACE OF AN EXISTING BRICK BUILDING; THENCE NORTH 0°00'03" WEST PARALLEL WITH THE FACE OF SAID BUILDING 71.02 FEET; THENCE NORTH 89°58'22" EAST 131.82 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

TOGETHER WITH A RIGHT OF WAY OVER:

BEGINNING AT A POINT WHICH IS SOUTH 0°01'59" EAST 117.03 FEET (RECORD=SOUTH 117 FEET) FROM THE NORTHEAST CORNER OF SAID LOT 8, AND RUNNING THENCE SOUTH 0°01'59" EAST 10.00 FEET (RECORD=SOUTH 10 FEET); THENCE SOUTH 89°58'22" WEST 132.04 FEET (RECORD=WEST 8 RODS); THENCE NORTH 0°01'59" WEST 10.0 FEET (RECORD=NORTH 10 FEET); THENCE NORTH 89°58'22" EAST 132.04 FEET (RECORD=EAST 8 RODS) TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.