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1/18/2018 9:50:00 AM \$14.00  
Book - 10639 Pg - 3961-3962  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
STEWART TITLE INS AGCY OF UT  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED RETURN TO:**  
312 Ramona LLC  
PO Box 17843  
Holladay Utah 84117  
Tax ID No.: 16-18-453-027 and 16-18-453-033  
**RESPA**

### WARRANTY DEED

Lori Hendry, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to 312 Ramona, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this \_\_\_\_\_ day of 1/18/18, \_\_\_\_\_.

  
\_\_\_\_\_  
Lori Hendry

State of Utah  
County of Salt Lake

On this 18th day of January, 2018, personally appeared before me, the undersigned Notary Public, personally appeared Lori Hendry, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

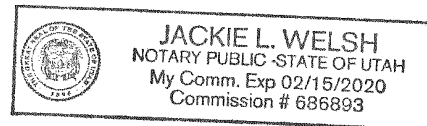


EXHIBIT "A"  
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

**PARCEL 1: (16-18-453-027)**

BEGINNING at a point on the South line of Ramona Avenue, said point being North 89°59'39" East along the Ramona Avenue monument line 168.643 feet and South 0°26'34" West 32.831 feet from a Salt Lake City Monument at the intersection of said Ramona Avenue, and 300 East Streets; thence South 0°26'34" West 100.486 feet; thence East 26.707 feet; thence South 24.637 feet to a point on the South line of Lot 39, Block 3, THORNDYKE SUBDIVISION, a subdivision in Block 4, Five Acre Plat "A", Salt Lake City Survey; thence North 89°58'47" East along the South line of said Lot 39 and 40, said THORNDYKE SUBDIVISION 26.597 feet; thence North 0°12'08" East 125.117 feet along a line parallel with and 5.0 feet perpendicularly distant Easterly from the East line of said Lot 39, to a point on said South line of Ramona Avenue; thence South 89°59'39" West along said South line 52.969 feet to the point of beginning.

ALSO BEGINNING at a point on the South line of Lot 32, Block 3, THORNDYKE SUBDIVISION, a subdivision in Block 4, Five Acre Plat "A", said point being South 0°4'22" East along the 3rd East Monument line 182.974 feet and North 89°58'37" East 134.623 feet from a Salt Lake City Monument at the intersection of Ramona avenue and said 3rd East Street; thence North 49.624 feet; thence East 20.647 feet; thence South 0°12'00" West 49.616 feet; thence South 89°58'37" West 20.474 feet to the point of beginning.

**PARCEL 2: (16-18-453-033)**

Beginning at the Northwest corner of Lot 27, Block 3, THORNDYKE SUBDIVISION, a Subdivision of part of Block 4, Five Acre Plat "A", Salt Lake City Survey, and running thence East 60.5 feet to the Northeast corner of Lot 26, Block 3, said THORNDYKE SUBDIVISION, thence South 25 feet; thence West 60.5 feet to the Southeast corner of Lot 32, Block 3, said THORNDYKE SUBDIVISION; thence North 25 feet to the point of beginning.