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12/6/2019 3:08:00 PM \$40.00
Book - 10869 Pg - 4472-4476
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Mountain America Federal Credit Union
Attn: Corporate Real Estate
9800 South Monroe Street
Sandy, Utah 84070

First American Title
National Commercial Services
NCS File # 981474

Affects Parcel Tax ID Nos.
16-30-152-025-0000 and
16-30-152-026-0000

WARRANTY DEED

3028 S State Street LLC, a California limited liability company, which acquired title as 3028 S State Street LLC, a Utah limited liability company, with an address of 9854 National Blvd., #147, Los Angeles, California 90034 (“Grantor”), hereby conveys and warrants to MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, with an address of 9800 South Monroe Street, Sandy, Utah 84070 (“Grantee”), for the sum of Ten Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Salt Lake County, Utah, as more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), together with any and all buildings, structures, and improvements on the Property and any and all appurtenances, rights, and privileges pertaining to the Property; subject to easements, rights-of-way, and restrictions as may appear of record on the Property in the Salt Lake County Recorder’s Office and subject to real property taxes and assessments for the current year and thereafter.

Witness the hand of said Grantor this 4 day of December, 2019.

[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

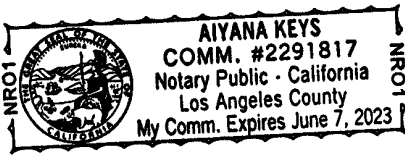
COUNTY OF Los Angeles }

On 12-4-2019 before me, Aiyana Keys Notary Public,
personally appeared Navid Moshtaghi

who 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 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature] Notary Public

(Seal)

EXHIBIT "A"

(Property Legal Description)

PARCEL 1:

COMMENCING 283.56 FEET SOUTH AND 178 FEET WEST FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH 95 FEET; THENCE WEST 100 FEET; THENCE NORTH 95 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING 283.56 FEET SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 14, AND RUNNING THENCE WEST 495 FEET; THENCE NORTH 30 FEET; THENCE EAST 495 FEET; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 1B:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS CREATED BY THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 21, 2014 AS ENTRY NO. 11852519 IN BOOK 10232 AT PAGE 2408 OF OFFICIAL RECORDS:

COMMENCING 196.5 FEET WEST AND 31 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE WEST 82.5 FEET; THENCE NORTH 82.5 FEET; THENCE EAST 82.5 FEET; THENCE SOUTH 82.5 FEET TO THE POINT OF BEGINNING.

COMMENCING 31 FEET NORTH AND 145 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE WEST 51.5 FEET; THENCE NORTH 5 RODS; THENCE EAST 51.5 FEET; THENCE SOUTH 5 RODS TO THE POINT OF BEGINNING.

COMMENCING AT A POINT ON THE WEST LINE OF STATE STREET, 33 FEET WEST AND 328.56 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE SOUTH 50 FEET; THENCE WEST 145 FEET; THENCE NORTH 50 FEET; THENCE EAST 145 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT 33 FEET WEST AND 113.5 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 82.5 FEET; THENCE WEST 246 FEET; THENCE SOUTH 82.5 FEET; THENCE EAST 246 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT ON THE WEST LINE OF STATE STREET AT A POINT 33 FEET WEST AND 31 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE WEST ALONG THE NORTH LINE OF GREGSON AVENUE 112 FEET; THENCE NORTH 82.5 FEET; THENCE EAST 112 FEET TO THE WEST LINE OF STATE STREET; THENCE SOUTH ALONG THE WEST LINE OF STATE STREET 82.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT ON THE WEST LINE OF STATE STREET AND THE NORTH LINE OF GREGSON AVENUE, AT A POINT 33 FEET WEST AND 31 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH ALONG THE WEST LINE OF STATE STREET 215 FEET; THENCE WEST 145 FEET; THENCE SOUTH 50 FEET; THENCE WEST 100 FEET; THENCE SOUTH 165 FEET TO THE NORTH LINE OF GREGSON AVENUE; THENCE ALONG SAID NORTH LINE, EAST 246 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY OVER THE WESTERLY 15.0 FEET OF THE FOLLOWING DESCRIBED PROPERTY FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, AS CREATED BY THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 21, 2014 AS ENTRY NO. 11852519 IN BOOK 10232 AT PAGE 2408 OF OFFICIAL RECORDS:

COMMENCING 283.56 FEET SOUTH AND 178 FEET WEST FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 33, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH 95 FEET; THENCE WEST 100 FEET; THENCE NORTH 95 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.