

13963970 B: 11345 P: 3469 Total Pages: 3  
06/03/2022 02:32 PM By: ndarmiento Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:  
IDI Properties, LLC, a Utah limited liability company  
4949 S Cottonwood Ln.  
Holladay, UT 84117



File No.: 144654-CAB

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## WARRANTY DEED

1990 Highland, LLC, a Utah limited liability company

**GRANTOR(S)** of Holladay, State of Utah, hereby Conveys and Warrants to

IDI Properties, LLC, a Utah limited liability company

**GRANTEE(S)** of Holladay, 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.:** 22-09-482-003 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this JUNE 3, 2022.

1990 Highland, LLC, a Utah limited liability company


BY:   
Kasey Kershaw  
Manager/Member

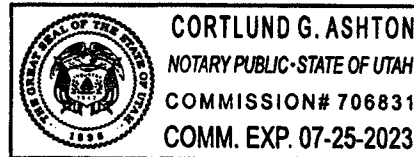
STATE OF UTAH

COUNTY OF SALT LAKE

On this 3 JUNE 2022 before me, personally appeared Kasey Kershaw, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of ~~ID Properties, LLC, a Utah limited liability company.~~

1990 Highland, LLC, a Utah limited liability company

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



**EXHIBIT A**  
**Legal Description**

Beginning at a point 504.24 feet North and 96.2 feet West of the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 228.47 feet; thence North 77°50' West 88.59 feet; thence South 247.14 feet; thence East 86.6 feet to the point of beginning.

**LESS AND EXCEPTING THEREFROM:**

A parcel of land in fee for the widening of the existing Highland Drive known as Project No. F-LC35(278), being part of an entire tract of property situate in the SE1/4 SE1/4 of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract in the Easterly right of way line of the existing Highland Drive which corner is 508.97 feet North 00°41'14" East along the section line and 67.52 feet North 89°18'46" West 93.24 feet (86.60 feet by record) West from the Southeast corner of said Section 9 (said Southeast corner is described in some deeds as being 5.5 feet North and 34.79 feet East from the monument in its present location), said corner also being described as 504.24 feet North and 96.20 feet West from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said corner is also 33.00 feet perpendicularly distant Easterly from the control line of said project opposite approximate engineer station 67+93.95; and running thence North 01°31'00" East 247.23 feet (North 247.14 feet by record) along said Easterly right of way line to the Northwest corner of said entire tract; thence South 77°50'00" East 7.12 feet along said Northerly boundary line to a line parallel with and 40.00 feet perpendicularly distant Easterly from said control line opposite engineer station 70+39.87; thence South 01°31'00" West 245.73 feet along said parallel line to a point in the Southerly boundary line of said entire tract at a point opposite engineer station 67+94.14; thence West 7.00 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°14'39" Clockwise to obtain highway bearings.)

**ALSO LESS AND EXCEPTING THEREFROM:**

All of the right, title and interest in a parcel of land for a roadway known as Project No. F-LC35(248), being part of an entire tract of property as occupied, situate in the SE1/4 SE1/4 of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract as now occupied in the Easterly right of way line of the existing Highland Drive, which corner is 506.95 feet North 00°41'14" East along the section line and 160.81 feet South 89°58'29" West from the Southeast corner of said Section 9, said point is also 33.00 feet perpendicularly distant Easterly from the control line of said project opposite approximate engineer station 67+91.05; and running thence North 01°31'00" East 250.13 feet along the Easterly boundary line of said entire tract to the Northwest corner of said entire tract; thence South 77°50'00" East 7.12 feet along said Northerly boundary line to a line parallel with and 40.00 feet perpendicularly distant Easterly from said control line opposite engineer station 70+39.87; thence South 01°31'00" West 248.63 feet along said parallel line to a point in the Southerly boundary line of said entire tract as now occupied opposite engineer station 67+91.24; thence South 89°58'29" West 7.00 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above described description 00°14'39" clockwise to obtain highway bearings.)