

Mail Tax Notice to:

Monterey Properties LLC,

Address: 11147 South Eagle View Drive  
Sandy, UT 84092

TAX ID NUMBER (Parcel Serial Number):

22-18-177-005

263074RP

13714722

7/12/2021 3:27:00 PM \$40.00

Book - 11204 Pg - 9318-9320

RASHELLE HOBBS

Recorder, Salt Lake County, UT

OASIS TITLE LLC

BY: eCASH, DEPUTY - EF 3 P.

SPACE ABOVE FOR RECORDER'S USE

### WARRANTY DEED

Toby's Family Limited Partnership and BNP Family Limited Partnership, a Limited Partnership  
**GRANTORS**

of County of **SALT LAKE**, State of Utah, hereby CONVEYS and WARRANTS to

**Monterey Properties LLC**

**GRANTEE**

of County of **SALT LAKE**, State of Utah, for the sum of **TEN AND 00/100's DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in County, State of Utah:

BEGINNING 1564.29 FEET SOUTH AND 2435.8 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19 DEG. 09'50" EAST 184.52 FEET; THENCE SOUTH 0 DEG. 40' WEST 67.94 FEET; THENCE SOUTH 89 DEG. 20' EAST 24.5 FEET; THENCE SOUTH 19 DEG. 09'50" EAST 26.33 FEET; THENCE SOUTH 18 DEG. WEST 26.04 FEET; THENCE SOUTH 0 DEG. 40' WEST 79.19 FEET; THENCE NORTH 87 DEG. 28' WEST 23 FEET; THENCE SOUTH 18 DEG. WEST 5.48 FEET, MORE OR LESS; THENCE NORTH 85 DEG. 14' WEST 121.74 FEET; THENCE SOUTH 56 DEG. 15' WEST 84.54 FEET TO THE EAST LINE OF HILLSIDE DRIVE; THENCE NORTHWESTERLY ALONG THE SIDE OF THE EAST LINE 93.8 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 4, EAST RUBEN'S SUBDIVISION; THENCE SOUTH 83 DEG. 59' EAST 96.8 FEET; THENCE NORTH 2 DEG. 30' EAST 368.8 FEET; THENCE SOUTH 85 DEG. 18' EAST 105 FEET, MORE OR LESS, TO BEGINNING.

ALSO INCLUDING THE FOLLOWING THAT PORTION LYING WITHING THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 24, 2021, AS ENTRY NO. 13699930, IN BOOK 11196, AT PAGE 1303 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5600 SOUTH STREET AS ITS INTERSECTION WITH A NORTHWESTERLY CHAIN LINK FENCE LINE, SAID POINT BEING DUE SOUTH 1564.29 FEET AND DUE EAST 2435.80 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 85°24'50" EAST 1672.04 FEET AND SOUTH 19°09'50" EAST 36.05 FEET FROM A COUNTY MONUMENT IN THE INTERSECTION OF STATE AND 5600 SOUTH STREETS, AND RUNNING THENCE SOUTHEASTERLY ALONG SAID FENCE LINE THE FOLLOWING SEVEN COURSES: 1) SOUTH 19°09'50" EAST 180.94 FEET 2) SOUTH 01°47'16" EAST 72.24 FEET, 3) SOUTH 3°31'14" EAST 7.70 FEET 4) SOUTH 89°30'11" EAST 25.01 FEET, 5) SOUTH 20°51'38" EAST 26.67 FEET, 6) SOUTH 9°15'26" WEST 17.87 FEET, 7) SOUTH 06°33'00" WEST 78.43 FEET TO A POINT ON AN EXISTING FENCE LINE, THENCE WESTERLY ALONG SAID FENCE LINE THE FOLLOWING FIVE COURSES: 1) NORTH 87°28'00" WEST 0.42 FEET, 2) NORTH 85°04'20" WEST 132.06 FEET, 3) NORTH 81°26'07" WEST 13.35 FEET, 4) SOUTH 54°56'25" WEST 21.87 FEET, 5) SOUTH 56°49'24" WEST 62.98 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HILLSIDE DRIVE, SAID POINT BEING ON THE ARC OF A 147.80 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'39" A DISTANCE OF 31.63 FEET (CHORD BEARS NORTH 57°44'47" WEST 31.57 FEET), 2) NORTH 64°00'00" WEST 36.38 FEET TO A POINT OF CURVATURE, 3) NORTHWESTERLY ALONG THE ARC OF A 91.70 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°24'51" A DISTANCE OF 40.67 FEET (CHORD BEARS NORTH 51°17'35" WEST 40.34 FEET), MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 4, EAST RUBEN'S SUBDIVISION, AS RECORDED IN BOOK P OF PLATS AT PAGE 49 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 83°59'00" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 97.43 FEET (96.80 FEET PER PLAT) TO THE SOUTHEAST CORNER OF SAID LOT 4 AND SAID SUBDIVISION; THENCE NORTH 02°32'00" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 366.44 FEET TO A POINT ON THE SOUTH LINE OF SAID 5600 SOUTH STREET; THENCE SOUTH 85°24'50" EAST ALONG SAID SOUTH LINE 109.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 24, 2021, AS ENTRY NO. 13699931, IN BOOK 11196, AT PAGE 1307 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5600 SOUTH STREET AT ITS INTERSECTION WITH A NORTHWESTERLY CHAIN LINK FENCE LINE, SAID POINT BEING DUE SOUTH 1564.29 FEET AND DUE EAST 2435.80 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 85°24'50" EAST 1672.04 FEET AND SOUTH 19°09'50" EAST 36.05 FEET FROM A COUNTY MONUMENT IN THE INTERSECTION OF STATE AND 5600 SOUTH STREETS, AND RUNNING THENCE SOUTHEASTERLY ALONG SAID FENCE LINE THE FOLLOWING EIGHT COURSES: 1) SOUTH 19°09'50" EAST 180.94 FEET, 2) SOUTH 01°47'16" EAST 72.24 FEET, 3) SOUTH 3°31'14" EAST 7.70 FEET, 4) SOUTH 89°30'11" EAST 25.01 FEET, 5) SOUTH 20°51'38" EAST 26.67 FEET, 6) SOUTH 9°15'26" WEST 17.87 FEET, 7) SOUTH 06°33'00" WEST 78.43 FEET, 8) SOUTH 87°28'00" EAST 232.58 FEET, THENCE NORTH 59°15'10" EAST 0.47 FEET TO AN EXISTING WOOD FENCE LINE; THENCE NORTHEASTERLY ALONG SAID FENCE LINE THE FOLLOWING THREE COURSES: 1) NORTH 35°43'09" EAST 0.67 FEET, 2) NORTH 27°28'08" EAST 53.68 FEET, 3) NORTH 66°13'00" EAST 0.37 FEET; THENCE NORTH 13°08'30" EAST 308.13 FEET TO THE SOUTH LINE OF 5600 SOUTH STREET; THENCE NORTH 85°24'50" WEST 414.44 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF MURRAY HEIGHTS EAST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Tax Serial No. 22-18-177-005

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations not of Record.

WITNESS, the hands of said grantors, this 12th day of July, 2021.  
Toby's Family Limited Partnership

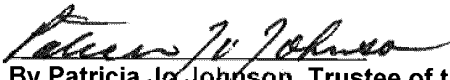


By Craig Johnson, Trustee of Toby's Trust , General Partner

BNP Family Limited Partnership, a Limited Partnership



By Bruce C. Johnson, Trustee of the BNP Johnson Trust, General Partner



By Patricia Jo Johnson, Trustee of the BNP Johnson Trust, General Partner

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS:

On the 12th day of July, 2021, personally appeared before me Craig Johnson, Trustee of Toby's Trust, General Partner of Toby's Family Limited Partnership , Bruce C. Johnson and Patricia Jo Johnson, Trustees of the BNP Johnson Trust, General Partner of BNP Family Limited Partnership, a Limited Partnership , the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

My commission expires: 10-1-24 Residing in: SLC, UT

