

WHEN RECORDED, MAIL TO:
Grantee
2606 South 3270 West
Salt Lake City, UT 84119

12558540
6/19/2017 2:04:00 PM \$13.00
Book - 10569 Pg - 340-341
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Special Warranty Deed

FORTUNE FOUR ENTERPRISES, L.L.C, who acquired title as FOURTUNE FOUR ENTERPRISES LLC, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor to

ORANGE PANDA PROPERTIES, LLC, Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

Beginning at a point South 00°02'38" East 651.99 feet and South 89°54'34" West 287.599 feet from a Salt Lake County Monument located in the Center of 3270 West Street and a proposed road running East and West (2560 south Street), and which monument is also located South 00°04'25" East 1340.50 feet and South 89°44'20" West 450.00 feet from the East Quarter Corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°54'34" West 131.3 feet; thence North 00°02'38" West 165.88 feet; thence North 89°54'34" East 131.3 feet; thence South 00°02'38" East 165.88 feet to the point of beginning.


Together with a non-exclusive right of way and easement 50 feet in width being 25 feet on each side of the following described center line: Beginning at a point which is South 00°02'38" East 486.10 feet from a County Monument located in the center of 3270 West Street, and a proposed road running East and West (2560 South Street), which monument is also located South 00°04'25" East 1340.50 feet and South 89°44'20" West 450.00 feet from the East Quarter Corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°54'34" West 550.198 feet.

Parcel Identification No. 15-20-478-009.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

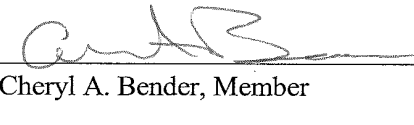
WITNESS the hand of said grantor, this 19th day of June, 2017.

FORTUNE FOUR ENTERPRISES, L.L.C.


Kenneth T. Vigh, Member


Kathy R. Vigh, Member


Stephen B. Bender, Member

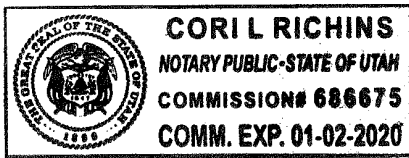

Cheryl A. Bender, Member


STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 19th day of June, 2017, personally appeared before me Kenneth T. Vigh, Kathy R. Vigh, Stephen B. Bender and Cheryl A. Bender, who being duly sworn did say that they are the Members of FORTUNE FOUR ENTERPRISES, L.L.C., and that said instrument was signed in behalf of said limited liability company by authority and said Kenneth T. Vigh, Kathy R. Vigh, Stephen B. Bender and Cheryl A. Bender acknowledged to me that they, as such members, executed the same in the name of the limited liability company.




Notary Public

My Commission Expires: 1/2/2020
Residing at: SLC, UT
ITS # 70929