

Mail Tax Notice To:
Holladay 2550, LLC, a Utah limited liability company
9565 S Wasatch Blvd
Sandy, UT 84092

13452071
11/5/2020 9:14:00 AM \$40.00
Book - 11054 Pg - 8439-8442
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

File No.:

WARRANTY DEED

This deed is given to adjust the boundary line between
two adjacent parcels

Holladay 2550, LLC, a Utah limited liability company

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

Holladay 2550, LLC, a Utah limited liability company

GRANTEE(S) of Sandy, 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 and made part hereof

TAX ID NOs.: 28-12-177-011, and 28-12-177-012 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.**

Dated this 3 day of November, 2020.

Holladay 2550, LLC, a Utah limited liability company

BY: IFreedom Direct Corporation, a Utah corporation
ITS: Manager

BY: 
Kevin P. Gates
President

STATE OF _____

COUNTY OF _____

On the _____ day of November, 2020, personally appeared before me Kevin P. Gates, who acknowledged himself to be the President of IFreedom Direct Corporation, a Utah corporation, which is Manager of Holladay 2550, LLC, a Utah limited liability company, and that he, as such President of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

SEE ATTACHED ACKNOWLEDGMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 SAN DIEGO }
On 11/03/2020 before me, GENEVIEVE A. BUTENSHON
Date Here Insert Name and Title of the Officer
personally appeared KEVIN P. GATES
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Genevieve A. Butenshon
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT A

Parcel B – Adjusted Tax Parcel No. 28-12-177-012

Beginning at a point being North 89°51'28" East 1,372.44 feet along the section line and North 827.38 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 03°13'01" East 68.36 feet;
thence North 07°35'01" East 200.00 feet;
thence North 89°59'01" East 14.42 feet;
thence South 15°18'15" West 13.18 feet;
thence South 74°50'45" East 64.40 feet;
thence North 70°05'26" East 114.78 feet;
thence South 84°10'43" East 0.25 feet;
thence South 03°00'57" West 229.54 feet;
thence South 86°00'59" East 40.34 feet;

thence Southwesterly 34.00 feet along the arc of a 36.00 foot radius curve to the left
(center bears South 03°59'01" West and the chord bears South 66°55'30" West 32.75 feet with a central angle of 54°07'02");

thence Southwesterly 77.28 feet along the arc of a 150.00 foot radius curve to the right
(center bears North 50°08'01" West and the chord bears South 54°37'35" West 76.43 feet with a central angle of 29°31'11");

thence North 20°36'49" West 38.62 feet;
thence South 62°57'20" West 51.54 feet;
thence North 89°45'02" West 87.71 feet to the point of beginning.

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RASHELLE HOBBS
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Notary Public

SEE ATTACHED ACKNOWLEDGMENT

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

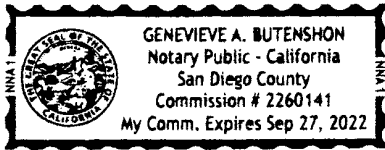
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN DIEGO }

On 11/03/2020 before me, GENEVIEVE A. BUTENSHON
Date Here Insert Name and Title of the Officer

personally appeared KEVIN P. VATES
Name(s) of Signer(s)

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 Genevieve A. Butenshon
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

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Trustee Guardian or Conservator

Other: _____

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thence South 89°45'02" East 87.71 feet;

thence North 62°57'20" East 51.54 feet;

thence South 20°36'49" East 38.62 feet;

thence Northeasterly 77.28 feet along the arc of a 150.00 foot radius curve to the left (center bears North 20°36'49" West and the chord bears North 54°37'35" East 76.43 feet with a central angle of 29°31'11");

thence Northeasterly 34.00 feet along the arc of a 36.00 foot radius curve to the right (center bears South 50°08'01" East and the chord bears North 66°55'30" East 32.75 feet with a central angle of 54°07'02");

thence South 86°00'59" East 168.42 feet;

thence South 02°59'01" West 222.38 feet;

thence North 85°44'23" West 225.41 feet;

thence North 03°00'57" East 16.50 feet;

thence North 85°59'03" West 180.71 feet;

thence North 03°13'01" East 144.14 feet to the point of beginning.