

Mail Tax notice to:
Grantee
4914 Vialetto Way
Lehi, UT 84043
MNT File No.: 69202
Tax ID No.: 16-30-351-001

13104578
10/21/2019 2:52:00 PM \$40.00
Book - 10848 Pg - 6446-6447
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

3269 Main LLC

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

995 Lincoln St, LLC, a Utah limited liability company, as to an undivided 71.6% interest, IRA TIC 2, LLC, a Utah limited liability company, as to an undivided 18.4% interest and JAD 3269 LLC, a Utah limited liability company, as to an undivided 10.0% interest

GRANTEE of 4914 Vialetto Way, Lehi, UT 84043 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

Beginning on the East line of Main Street at a point which lies North 89°54' East 39.26 feet and North 0°03'17" East 176.60 feet from the Southwest corner of Lot 1, Block 33, 10 Acre Plat "A", BIG FIELD SURVEY, said point also being North 0°03'17" East 209.71 feet and South 89°56'43" East 40.00 feet from the Salt Lake County monument located in the intersection of 3300 South and Main Streets; and running thence along said East line North 0°03'17" East 141.64 feet; thence North 89°54'28" East 168.00 feet; thence North 0°03'17" East 20.00 feet; thence North 89°54'28" East 139.90 feet; thence South 20°31'30" East 43.85 feet; thence South 0°02'52" West 120.54 feet; thence South 89°54'18" West 323.33 feet to the point of beginning.

Parcel 1A:

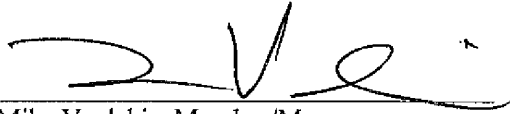
Together with a right of way as disclosed by that certain Special Warranty Deed recorded August 20, 1979 as Entry No. 3324674 in Book 4926 at Page 512, being described as follows:

Beginning at a point on the East line of Main Street, said point being North 89°54' East 32.26 feet and North 0°03'17" East 363.24 feet from the Southwest corner of Lot 1, Block 33, Ten Acre Plat "A", BIG FIELD SURVEY, and said point also being North 89°54' East 33.00 feet and North 0°03'17" East 396.24 feet from a County Monument in the intersection of Main Street and 3300 South Street and running thence North 89°54'28" East 305.51 feet; thence South 20°31'30" East 26.68 feet; thence South 89°54'28" West 314.90 feet to the East line of Main Street; thence North 0°03'17" East along the said East line 25.00 feet to the point of beginning.

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 now of Record.

WITNESS, the hands of said grantors, this 18 day of October, 2019.

3269 Main LLC

By: 
Mike Vardakis, Member/Manager

By: [Signature]
Larry Mamey, Member/Manager

State of Utah)

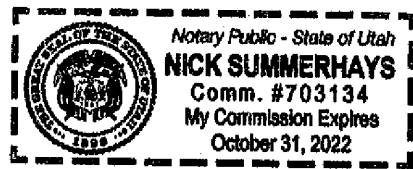
ss:

County of Salt Lake)

On this date, October 18, 2019, personally appeared before me Mike Vardakis, who being by me duly sworn did say that he is a Member/Manager of 3269 Main LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Mike Vardakis acknowledged to me that said limited liability company executed same.

[Signature]

Notary Public



State of Utah)

ss:

County of Salt Lake)

On this date, October 18, 2019, personally appeared before me Larry Mamey, who being by me duly sworn did say that he is a Member/Manager of 3269 Main LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Larry Mamey acknowledged to me that said limited liability company executed same.

[Signature]

Notary Public

