

WHEN RECORDED MAIL TO:
Etna Properties, LLC
9306 S 1300 W
West Jordan, Utah 84084
MTC FILE NO. 291753

13571230
2/18/2021 3:48:00 PM \$40.00
Book - 11121 Pg - 1064-1065
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

The Market LC, a Utah limited liability company , GRANTOR, for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Etna Properties, LLC, a Utah limited liability company,

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the North line of 3500 South Street, said point being North 89°49'24" West 247.50 feet and North 0°11'30" East 33.00 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°49'24" West along said North Line of 3500 South Street 412.5 Feet; thence North 0°11'30" East 231.00 feet; thence South 89°49'24" East 412.5 feet; thence South 0°11'30" West 231.00 feet to the point of beginning.

Less and excepting therefrom that portion described in that certain Quit-Claim Deed to Salt Lake County, Recorded September 15, 1971, as Entry No. 2409486, in Book 2997, at Page 774 of Official Records, described as follows:

Beginning at point North 89°49'24" West along the Section line 247.50 feet, and North 0°04'06" East 33 feet from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°49'24" West 241.50 feet; thence North 0°04'06" East 7 feet; thence South 89°49'24" East 241.50 feet; thence South 0°04'00" West 7 feet to the point of beginning.

Tax Parcel No. 14-29-478-033

Subject to a Trust Deed, this Deed is being recorded in connection with an All-Inclusive Trust Deed securing an All-Inclusive Trust Deed Note which includes the amount of the Trust Deed referred to below:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$1,413,000.00

Dated: April 17, 2017

Trustor: The Market LC, a Utah limited liability company

Trustee: Bank of American Fork, a Division of People's Intermountain Bank

Beneficiary: Bank of American Fork, a Division of People's Intermountain Bank

Recorded: April 18, 2017 as Entry No. 12517836 in Book 10548 at Page 9126 of

Official Records.

An Assignment of all the monies due, or to become due as rental, as additional security for the obligations secured by Deed of Trust;

Assignor: The Market LC, a Utah limited liability company

Assignee: Bank of American Fork, a Division of People's Intermountain Bank

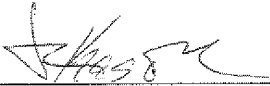
Recorded: April 18, 2017 as Entry No. 12517837 in Book 10548 at Page 9136 of Official Records.

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 17 day of February, 2021.

The Market LC



By: Jesse Kester, Manager of Dry Creek Development L.C.
Its Manager/Member

STATE OF)
) : ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 17 day of February, 2021, by Jesse Kester, Manager of Dry Creek Development L.C., the manager of The Market LC, a Utah limited liability company .

NOTARY PUBLIC

