

MAIL TAX NOTICE TO GRANTEE:
XCEL Development, LLC
3813 S. Highland CT
Bountiful, Utah 84010
File Number: 1831096MSa

13569496
2/17/2021 1:45:00 PM \$40.00
Book - 11119 Pg - 9265-9266
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Laval Hyrum Drechsel and Teresa R. Drechsel,

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

XCEL Development, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

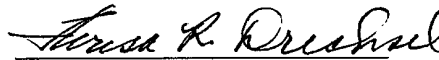
TAX ID NUMBER FOR PROPERTY: 08-09-426-007

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 16th day of February, 2021.



Laval Hyrum Drechsel

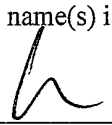


Teresa R. Drechsel

STATE OF: UTAH

COUNTY OF: Salt Lake

On the 17th day of February 2021, before me, Michael Sprague, a notary public, personally appeared Laval Hyrum Drechsel and Teresa R. Drechsel, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this document, and acknowledged he/she/they executed the same.



Notary Public
Residing In: Utah
Commission Expires: 02/25/22

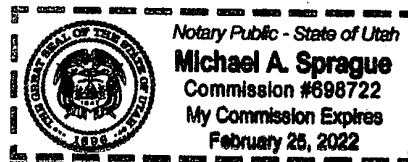


EXHIBIT A

File No.: 1831096MSa

LEGAL DESCRIPTION

Parcel 3:

Beginning at a point South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 734.380 feet and North 20.001 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running thence South 89°10'38" West 300 feet; thence North 215.796 feet; thence East 299.969 feet; thence South 211.489 feet to the point of beginning.

Parcel 3a:

Together with an easement for ingress and egress and existing utilities described as follows:

Beginning at a point within the right-of-way of 2200 West Street, said point also being South 89°59'47" West 1320.275 feet along the Section line and North 00°03'34" East 1646.197 feet and North 89°10'38" East 6.858 feet from the Southeast Corner of Section 9, Township 1 North, Range 1 West, Salt Lake Base and Meridian and running; thence North 89°10'38" East 727.522 feet; thence North 20.001 feet; thence south 89°10'38" West 300 feet; thence North 10.001 feet; thence South 89°10'38" West 427.713 feet; thence South 00°21'47" East 30 feet to the point of beginning.

Together with Water Right No's. 59-3305 and 59-1650

The following is for informational purposes only:
Tax ID No. 08-09-426-007