

13907151 B: 11314 P: 6881 Total Pages: 3  
03/08/2022 04:19 PM By: ggasca Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTHERN UTAH TITLE  
20 N MAIN STSAINT GEORGE, UT 847705592

WHEN RECORDED MAIL DEED TO:  
MNA Properties, LLC  
454 W 600 N  
Salt Lake City, Utah 84103

**WARRANTY DEED**

**MNA Properties, LLC, a Utah limited liability company, grantor** of Salt Lake, County of Salt Lake, State of Utah, hereby Conveys and Warrants to

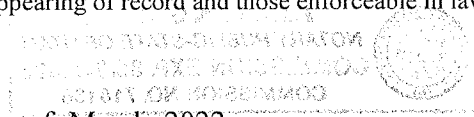
**MNA Properties, LLC, a Utah limited liability company, grantee** of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tracts of land in WASHINGTON County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

Tax Seral Numbers: 08-36-126-001-0000, 08-36-126-002-0000 and 08-36-126-007-0000

This document is being executed and recorded to consolidate several parcels into one single parcel.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.



WITNESS the hand(s) of said grantor(s), this 4 day of March, 2022

**MNA Properties, LLC, a Utah limited liability company**

**By: Mixtec North America, Inc., a Utah corporation, its Manager**

By: [Signature]  
Joshua Walden, President

SOUTHERN UTAH TITLE COMPANY  
COMMERCIAL RECORDING OFFICE  
NOT EXAMINED

See Attached Page for the Notary Acknowledgment



Attachment to that certain Warranty Deed executed by MNA Properties, LLC, a Utah limited liability company, grantor to MNA Properties, LLC, a Utah limited liability company, grantee.

Tax Serial No: 08-36-126-001-0000, 08-36-126-002-0000 and 08-36-126-007-0000

EXHIBIT "A"

Parcel 1 Lot Consolidation  
Description

A parcel of land located in Lots 2 through 5, Block 137, Plat A, Salt Lake City Survey, more particularly described as follows:

Beginning at a point located on the North right-of-way line of 600 North Street, said point being South 89°59'07" East 128.64 feet and North 0°00'53" East 63.92 feet from the brass cap monument located at the intersection of 500 West Street and 600 North Street, said point being South 89°59'00" East 60.69 feet from southwest corner of said Lot 2 and running;

Thence North 0°01'01" West 532.50 feet;

Thence North 55°29'16" East 112.19 feet;

Thence South 0°01'01" East 153.55 feet to a point on a wall;

Thence along said wall the following two (2) courses; South 86°59'08" West 10.00 feet; thence South 0°39'35" East 124.18 feet;

Thence South 48°52'47" East 105.74 feet;

Thence South 0°38'28" East 248.34 feet to the north right-of-way line of 600 North Street;

Thence North 89°59'00" West 166.21 feet along said north right-of-way line to the point of beginning.

Parcel contains 71,167 sq. ft. 1.633 acres.