

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

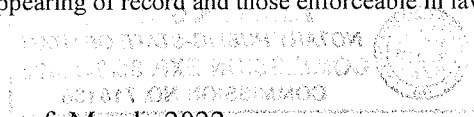
MNA Properties, LLC, a Utah limited liability company, grantee of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tracts of land in WASHINGTON County, State of UTAH:

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
/ ACCOMMODATION RECORDING OFFICE
NOT EXAMINED

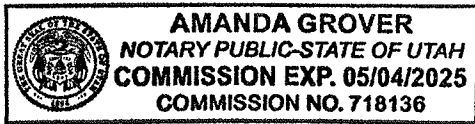
See Attached Page for the Notary Acknowledgment

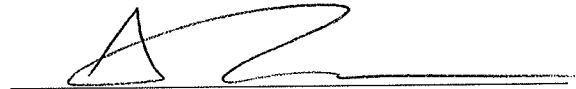
Notary Attachment to that certain Warranty Deed executed by MNA Properties, LLC, a Utah limited liability company, grantor to MNA Properties, LLC, a Utah limited liability company, grantee.

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

STATE OF UTAH)
 ss
County of Salt Lake)

On the 4th day of March, 2022, personally appeared before me Joshua Walden, who being by me duly sworn, says that he is the President of Mixtec North America, Inc., a Utah corporation, the Manager of MNA Properties, LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.





Notary Public

My Commission Expires: 05/04/2025

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.

WHEN RECORDED MAIL DEED TO:
SOUTHERN UTAH TITLE COMPANY
20 NORTH MAIN ST, #300
ST. GEORGE, UTAH 84770

13949105 B: 11337 P: 4871 Total Pages: 5
05/10/2022 08:31 AM By: cchidester Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTHERN UTAH TITLE
20 N MAIN ST SAINT GEORGE, UT 847705592

Tax Parcels: 08-36-126-011-0000, 08-36-126-015-0000
08-36-126-009-0000

SCRIVENER'S AFFIDAVIT


STATE OF Utah)
County of Washington)

COMES NOW, ELWIN F. PRINCE, UPON FIRST BEING DULY SWORN, UPON HIS OATH DEPOSES AND SAYS:

1. That he is a citizen of the United States over the age of 21 years and a resident of St. George, County of Washington, State of Utah.
2. That he is a licensed **Title Officer and Escrow Closer** with the State of Utah, and **SOUTHERN UTAH TITLE COMPANY**, and in that capacity, he is duly authorized to execute this affidavit on its behalf.
3. That he is familiar with the following three Warranty Deeds recorded March 8, 2022, in the Office of the Salt Lake County Recorder.
 - a. Warranty Deed from MNA Properties, LLC, a Utah limited liability company, grantor to MNA Properties, LLC, a Utah limited liability company, grantee, recorded as Entry No. 13907151, in Book 11314, at Pages 6881-6883, affecting that certain Property more fully set forth on Exhibit "A" attached hereto and made a part hereof. Said Warranty Deed affected the following described Tax Serial Numbers: 08-36-126-001-0000, 08-36-126-002-0000 and 08-36-126-007-0000.
 - b. Warranty Deed from MNA Properties, LLC, a Utah limited liability company, grantor to MNA Properties, LLC, a Utah limited liability company, grantee, recorded as Entry No. 13907152, in Book 11314, at Pages 6884-6886, affecting that certain Property more fully set forth on Exhibit "B" attached hereto and made a part hereof. Said Warranty Deed affected the following described Tax Serial Numbers: 08-36-126-001-0000, 08-36-126-002-0000, 08-36-126-003-0000, 08-36-126-004-0000 and 08-36-126-007-0000.
 - c. Warranty Deed from MNA Properties, LLC, a Utah limited liability company, grantor to MNA Properties, LLC, a Utah limited liability company, grantee, recorded as Entry No. 13907153, in Book 11314, at Pages 6887-6889, affecting that certain Property more fully set forth on Exhibit "C" attached hereto and made a part hereof. Said Warranty Deed affected the following described Tax Serial Number: 08-36-126-009-0000
4. That each Warranty Deed contained a scrivener's error in identify the property as lying within the boundaries of Washington County, State of Utah.

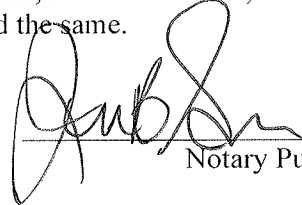
5. That the property(ies) identified in each Warranty Deed, are located in Salt Lake County, State of Utah, and the descriptions contained therein identified property in Salt Lake County, State of Utah, and the tax serial numbers identified existing property located in Salt Lake County, State of Utah.
6. That this affidavit is given to correct the scrivener's error and correctly identify the property as being in Salt Lake County, State of Utah.
7. Further, affiant saith not:

Dated this 9th day of May, 2022.


 Elwin F. Prince

STATE OF Utah)
 ss
 County of Washington)

On the 9th day of May, 2022, personally appeared before me, **Elwin F. Prince**, the signer of the within instrument, who duly acknowledge to me that he executed the same.



 Notary Public

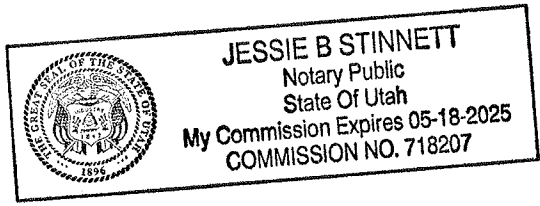


Exhibit "A"

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

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.

Exhibit "B"

Tax Serial No: 08-36-126-001-0000, 08-36-126-002-0000, 08-36-126-003-0000, 08-36-126-004-0000 and 08-36-126-007-0000

Parcel 2 Lot Consolidation Description

A parcel of land located in Lots 1 through 4 and Lots 7 and 8, 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 294.85 feet and North 0°00'53" East 63.91 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 226.90 feet from southwest corner of said Lot 2 and running;

Thence North 0°38'28" West 248.34 feet;

Thence North 48°52'47" West 105.74 feet;

Thence North 0°39'35" West 124.18 feet to and along a wall; thence North 86°59'08" East 10.00 feet continuing along said wall; Thence South 0°01'01" East 12.32 feet;

Thence South 89°59'26" East 197.85 feet;

Thence South 0°01'01" East 430.24 feet to the north right-of-way line of 600 North Street;

Thence North 89°59'00" West 124.10 feet along said north right-of-way line to the point of beginning.

Parcel contains 66,127 sq. ft. 1.518 acres.

Exhibit "C"

Tax Serial No: 08-36-126-009-0000

A parcel of land located in Lot 1, 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 418.95 feet and North 0°00'53" East 63.91 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 167.69 feet from southwest corner of said Lot 2 and running;

Thence North 0°01'01" West 165.12 feet;

Thence South 89°59'13" East 81.96 feet;

Thence South 0°01'01" East 165.13 feet to the north right-of-way line of 600 North Street;

Thence North 89°59'00" West 81.96 feet along said north right-of-way line to the point of beginning.

Parcel contains 13,533 square feet or 0.310 acres