

Mail Recorded Deed and Tax Notice To:
TDC Office 300, LLC, a Utah limited liability company
404 North 300 West
Salt Lake City, UT 84103

13678803
6/1/2021 1:52:00 PM \$40.00
Book - 11183 Pg - 4852-4854
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 140204-BHB

SPECIAL WARRANTY DEED

Avocet Enterprises, L.L.C., a Utah limited liability company, as to an undivided 1/2 interest and Kestrel Holdings LLC, a Utah limited liability company, as to an undivided 1/2 interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

TDC Office 300, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

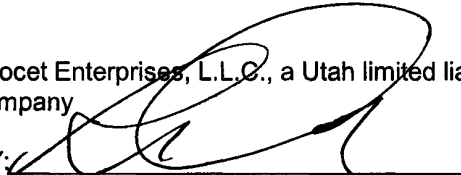
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 08-36-254-064 (for reference purposes only)

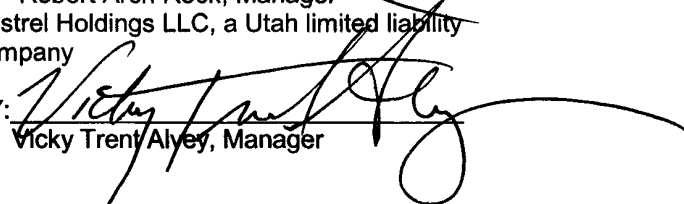
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 28th day of May, 2021.

Avocet Enterprises, L.L.C., a Utah limited liability company

BY: 
Robert Arch Rock, Manager

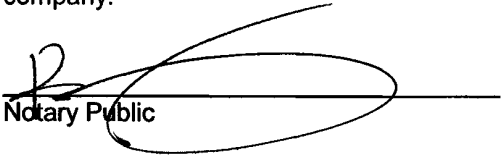
Kestrel Holdings LLC, a Utah limited liability company

BY: 
Vicky Trent Alvey, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of May, 2021, before me, personally appeared Robert Arch Rock, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Avocet Enterprises, L.L.C., a Utah limited liability company.



Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of May, 2021, before me, personally appeared Vicky Trent Alvey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Kestrel Holdings LLC, a Utah limited liability company.


Notary Public

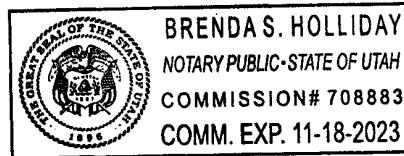


EXHIBIT A
Legal Description

Beginning at the Southwest corner of Lot 2, Block 121, Plat "A", Salt Lake City Survey, and running thence North 123.75 feet; thence East 153.00 feet; thence North 20.625 feet to the South line of property described in the Amended Order Quietening Title, dated November 15, 1999 and recorded May 17, 2000 as Entry No. 7640389 in Book 8362 at Page 1491 of the official records; thence East 12.00 feet; thence South 41.25 feet; thence West 12.00 feet; thence South 20.625 feet; thence West 10.00 feet; thence South 82.50 feet; thence West 143.00 feet to the point of beginning.