

13727370
7/26/2021 4:00:00 PM \$40.00
Book - 11212 Pg - 1528-1530
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

When recorded mail to (Tax Mailing Address):

Grantee
2150 S. 1300 E. #500
Salt Lake City, UT 84106
MTC File No. 307818

WARRANTY DEED

Nancy A. Carpenter and Randell L. Carpenter, as Trustees of the Nancy A. Carpenter Living Trust, dated October 1, 2018, GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT to

45th South, LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

Commencing at a point 166.66 feet North and 33.0 feet East of the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 111.84 feet; thence East 135.10 feet; thence South 15.0 feet; thence South 2°57'20" East 96.97 feet; thence West 140.10 feet to the point of beginning.

Less any portion lying within the street.

Tax Parcel No. 22-03-252-024

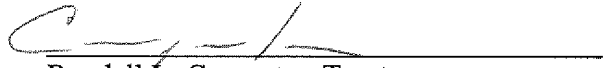
Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 26 day of July, 2021.

The Nancy A. Carpenter Living Trust, dated October 1, 2018



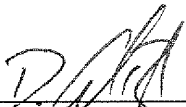
Nancy A. Carpenter, Trustee



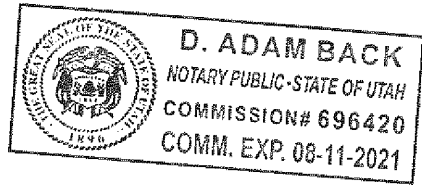
Randell L. Carpenter, Trustee

STATE OF UTAH)
)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of July, 2021, by Nancy A. Carpenter and Randell L. Carpenter, as Trustees of the Nancy A. Carpenter Living Trust, dated October 1, 2018.



Notary Public



MTC File No. 307818

Exhibit "A"

Commencing at a point 166.66 feet North and 33.0 feet East of the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 111.84 feet; thence East 135.10 feet; thence South 15.0 feet; thence South 2°57'20" East 96.97 feet; thence West 140.10 feet to the point of beginning.

Less any portion lying within the street.

Tax ID: 22-03-252-024

13727357
7/26/2021 3:58:00 PM \$40.00
Book - 11212 Pg - 1405-1407
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

When recorded mail to (Tax Mailing Address):
Grantee
2150 S. 1300 E. #500
Salt Lake City, UT 84106
MTC File No. 297196

WARRANTY DEED

Mark Slusser and Sherrie Slusser, (Parcel 1) Mark K. Slusser and Sherrie P. Slusser, (Parcels 2, 3, 4 and 5), GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT to

45th South, LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

See attached Exhibit "A"

Tax Parcel No. 22-03-401-001, 22-03-252-012, 22-03-252-013, 22-03-401-004,
22-03-252-011

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 26 day of July, 2021.

Mark Slusser aka Mark K. Slusser
Mark Slusser, aka Mark K. Slusser

Sherrie Slusser aka Sherrie P. Slusser
Sherrie Slusser, aka Sherrie P. Slusser

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of July, 2021, by Mark Slusser aka Mark K. Slusser and Sherrie Slusser aka Sherrie P. Slusser.

Notary Public



Exhibit "A"

Parcel 1: [22-03-401-001]

Beginning at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 78 feet; thence East 136.8 feet; thence North 78 feet; thence West 136.8 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 2: [22-03-252-012]

Commencing at the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 175 feet; thence South 83.33 feet; thence West 175 feet to the beginning.

Less and excepting any and all portions lying within the legal bounds of 2300 East Street.

Parcel 3: [22-03-252-011]

Commencing 83.33 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 243 feet; thence South 60.02 feet; thence South 35°05' East to a point due East from the point of beginning; thence West 255 feet to the point of beginning.

Less and excepting:

Beginning at a point 83.33 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 83.33 feet; thence East 40.0 feet; thence South 83.33 feet; thence West 40.0 feet to the point of beginning.

Parcel 3A:

A right of way over the following described property:

Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 175 feet; thence North 16 feet; thence West 175 feet; thence South 16 feet to the point of commencement.

Parcel 4: [22-03-252-013]

Commencing 175 feet East from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 83.33 feet; thence East 80 feet, more or less to a point on the Westerly line of Lot 201, Briarwood Hills No. 2 Subdivision; thence South 35°05' East 50 feet, more or less to the most southerly corner of said Lot 201; thence South 44 feet to the Southwest Corner of Lot 202 of said Briarwood Hills No. 2 Subdivision; thence West 112 feet to the point of beginning.

Parcel 4A:

A right of way over the following described property:

Commencing 67.0 feet North from the Center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 175 feet; thence North 16 feet; thence West 175 feet; thence South 16 feet to the point of commencement.

Parcel 5: [22-03-401-004]

Beginning 276.8 feet East from the Northwest Corner of the Southeast Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 164.6 feet; thence South 86°30' West 50.1 feet; thence North 167.65 feet; thence East 50.0 feet to the place of beginning.

Tax Parcel No. 22-03-401-001, 22-03-252-012, 22-03-252-013, 22-03-401-004, 22-03-252-011

When recorded mail to (Tax Mailing Address):
Grantee
2150 S. 1300 E. #500
Salt Lake City, UT 84106
MTC File No. 297195

13727351
7/26/2021 3:57:00 PM \$40.00
Book - 11212 Pg - 1380-1381
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Mark K. Slusser and Sherrie P. Slusser, GRANTORS, for good and valuable consideration, hereby CONVEY and WARRANT to

45th South, LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

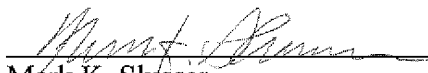
Beginning at a point 226.8 feet East of the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, as located in the middle of 23rd East Street, and running thence South 167.63 feet; thence South 86°30' West 90.1 feet; thence North 173.1 feet; thence East 90.1 feet to the point of beginning.

Less and Excepting therefrom any portion lying within the bounds of 4500 South Street.


Tax Parcel No. 22-03-401-003

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 26 day of July, 2021.




Mark K. Slusser



Sherrie P. Slusser

STATE OF UTAH)
)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26 day of July, 2021, by Mark K. Slusser and Sherrie P. Slusser.



Notary Public



MTC File No. 297195

Exhibit "A"

Beginning at a point 226.8 feet East of the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, as located in the middle of 23rd East Street, and running thence South 167.63 feet; thence South 86°30' West 90.1 feet; thence North 173.1 feet; thence East 90.1 feet to the point of beginning.

Less and Excepting therefrom any portion lying within the bounds of 4500 South Street.

Tax ID: 22-03-401-003