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3/31/2021 3:29:00 PM \$40.00
Book - 11147 Pg - 8978-8979
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
TFC Kowloon Mister, LLC, a Utah limited
liability company
6770 South 900 East, Suite 102
Salt Lake City, UT 84047

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: NCS-1039363-SLC1 (ach)
A.P.N.: 15-34-103-001-0000 and 15-34-103-002-0000

Lucky Buffet 2, Inc., Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TFC Kowloon Mister, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT NORTH 89°55'30" EAST 678.0 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°55'30" EAST 176.74 FEET; THENCE SOUTH 00°00'45" EAST 492.93 FEET; THENCE SOUTH 89°55'30" WEST 176.74 FEET; THENCE NORTH 00°00'45" WEST 492.93 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION TAKEN BY THE UTAH DEPARTMENT OF TRANSPORTATION OF HIGHWAY PURPOSES IN A FINAL ORDER OF CONDEMNATION DATED DECEMBER 5, 1978 AND RECORDED APRIL 6, 1979 AS ENTRY NO. 3261102, IN BOOK 4840, AT PAGE 1488, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, SAID CORNER BEING 678.0 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 34; THENCE EAST 176.74 FEET ALONG THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 62.37 FEET ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 87°28'40" WEST 90.84 FEET TO THE POINT OF CURVATURE OF A 5676.58 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 86.05 FEET ALONG THE ARC OF SAID CURVE TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 55.30 FEET, MORE OR LESS, ALONG SAID WEST BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT EAST 676.5 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 1.5 FEET; AND THENCE SOUTH 438.63 FEET; AND THENCE WEST 1.5 FEET; THENCE NORTH 438.63 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this March 31, 2021.

Lucky Buffet 2, Inc.

By: *Qingjun Weng*
Name: Qingjun Weng
Title: President

STATE OF Utah)
)ss.
County of Salt Lake)

On March 31, 2021, before me, the undersigned Notary Public, personally appeared Qingjun Weng, president of Lucky Buffet 2, Inc.

WITNESS my hand and official seal.

Cassidy Mooney, Notary

My Commission Expires: 09/20/2023 Notary Public

