

**WHEN RECORDED RETURN TO:**

**Name:** MJK Properties, LLC  
**Address:** 3239 Judy Ln  
Lafayette, CA 94549

11676542  
7/2/2013 12:21:00 PM \$16.00  
Book - 10155 Pg - 7644-7646  
Gary W. Ott  
Recorder, Salt Lake County, UT  
SUTHERLAND TITLE  
BY: eCASH, DEPUTY - EF 3 P.

## **WARRANTY DEED**

(Individual Form)

MATTHEW R. KORPITA and JILL A. KORPITA, **GRANTOR** of Salt Lake County, State of Utah, hereby CONVEY(S) AND WARRANT(S) to MJK Properties LLC Series A, **GRANTEE** of County, State of for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

**Parcel 1:**

Beginning at appoint 286 feet East of the Southwest corner of Lot 16, Block 32, TEN ACRE PLAT "A", Big Field Survey, and running thence North 127.7 feet; thence East 100 feet; thence South 152.5 feet; thence West 100 feet; thence North 24.8 feet to the point of beginning. LESS AND EXCEPTING the South 29 feet thereof. ALSO, LESS AND EXCEPTING therefrom the following property: Beginning at a point 127.70 feet North along the lot line and 286.00 feet East from the Southwest corner of Lot 16, Block 32, TEN ACRE PLAT "A", Big Field Survey, in the County of Salt Lake, State of Utah, and running thence East 100.00 feet; thence South 15.00 feet; thence West 100.00 feet; thence North 15.00 feet to the point of beginning.

**Parcel 1A:**

TOGETHER WITH a right of way running East and West over the North 10 feet of the following: Beginning at a point 33 feet East from the Southwest corner of Lot 16, Block 32, TEN ACRE PLAT "A", Big field Survey, and running thence North 127.7 feet; thence East 153 feet; thence South 152.5 feet; thence West 152 feet; thence North 24.5 feet to the point of beginning.

**Parcel 1B:**

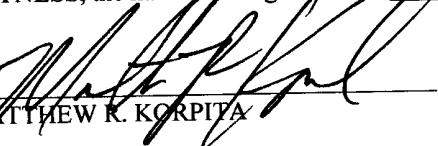
TOGETHER WITH and SUBJECT TO a 20 foot right of way, the center line of which is the East line of the following described property: Beginning at a point 186 feet East and 4.2 feet North of the Southwest corner of Lot 16, Block 32, TEN ACRE PLAT "A", Big Field Survey, and running thence North 123.5 feet; thence East 100 feet; thence South 123.5 feet; thence West 100 feet to the point of beginning.

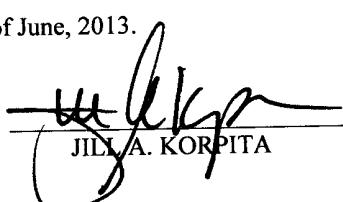
Tax Parcel No.: 16-30-327-034

also known by street and number as: 242-248 East Crestone Avenue  
Salt Lake City, Utah 84115

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

**WITNESS**, the hand of said grantor this 27 day of June, 2013.

  
MATTHEW R. KORPITA

  
JILL A. KORPITA

STATE OF California )  
COUNTY OF San Francisco )  
                                  ) ss.  
                                  )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2013, by MATTHEW R. KORPITA  
and JILL A. KORPITA

Witness my hand and official seal.  
My commission expires.

See Attached

Notary Public: Eastern K. Chen

File Number: 22142  
Sutherland Title Company  
Warranty Deed - (Individual)

BK 10155 PG 7645

# California Acknowledgment Form

State of California  
County of San Francisco } ss.

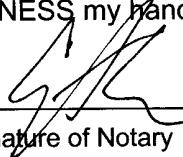
On June 27, 2013 before me, Easton K. Chen,  
personally appeared Matthew R. Karpita and Jill A. Karpita

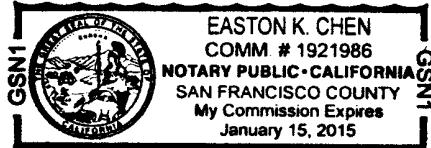
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal

  
Signature of Notary



## Notes

Please provide information about the document that this form is attached to.  
\*\*\*This is not required under California State notary public law.\*\*\*

Warranty Deed