

01215967 B: 2809 P: 1674

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MAIL TAX NOTICES TO GRANTEE AT:  
1826 WILLOW GLEN CIRCLE, SANDY UT 84093

Rhonda Francis Summit County Recorder  
02/20/2024 04:33:22 PM Fee \$40.00  
By GT TITLE SERVICES  
Electronically Recorded



Property Reference Information:

Tax Parcel No(s): **NS-934-E, NS-934-D**

Property Address(es) (if any):

**3505 ECHO RD, ECHO, UT 84024**

**3525 ECHO RD, ECHO, UT 84024**

## WARRANTY DEED

**3525 ECHO, LLC AND DONALD FULTON**,("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**LOAD ZONE MARKETING & MANAGEMENT, L.L.C.**, a UTAH limited liability company ("Grantee"),

in fee simple the following described real property located in **SUMMIT** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

**\*\*\* SUBJECT TO \*\*\*\***

**Deed of Trust, summarized as follows:**

Recorder's Entry No.: 1094491

Date Recorded: July 3, 2018

Date of Document: June 29, 2018

Dollar Amount: \$270,000.00

Borrower/Trustor: 3525 ECHO LLC

Lender: NOE RODRIGUEZ

Beneficiary: NOE RODRIGUEZ

Trustee: MERIDIAN TITLE COMPANY

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2024** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL55948CE**  
Tax Parcel No(s): **NS-934-E, NS-934-D**  
Property Address(es) (if any):  
**3505 ECHO RD, ECHO, UT 84024**  
**3525 ECHO RD, ECHO, UT 84024**

**-Signature Page to Warranty Deed-**

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 20 day of **FEBRUARY, 2024**.

**3525 ECHO, LLC**

By: \_\_\_\_\_

**DONALD FULTON**  
Its: **MEMBER**

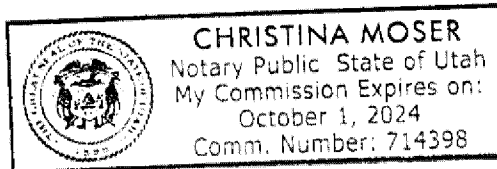
By: \_\_\_\_\_

**DONALD FULTON**

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On this 20 day of **February, 2024**, personally appeared before me **DONALD FULTON**, who stated that he is the **MEMBER of 3525 ECHO, LLC AND DONALD FULTON**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC



*Information for Reference Purposes:*  
File No.: **SL55948CE**  
Tax Parcel No(s): **NS-934-E, NS-934-D**  
Property Address(es):  
**3505 ECHO RD, ECHO, UT 84024**  
**3525 ECHO RD, ECHO, UT 84024**

**EXHIBIT "A"**  
**Legal Description**

PARCEL 1: NS-934-D

BEGINNING AT A POINT WHICH IS EAST 171.33 FEET AND NORTH 54.32 FEET FROM THE ACB STONE, WHICH STONE IS 21.97 CHAINS NORTH AND 35.72 CHAINS WEST FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF A COUNTY ROAD) AND POINT BEING ALSO DESCRIBED OF RECORD AS NORTH 64°40' EAST 30 FEET AND NORTH 26°45' WEST 48 FEET AND NORTH 25° WEST 24 FEET AND NORTH 64°40' EAST 99 FEET AND SOUTH 25°11'30" EAST 72 FEET ALONG THE EASTERLY LINE OF COUNTY ROAD FROM THE BEFORE MENTIONED ACB STONE AND RUNNING THENCE NORTH 63°51'31" EAST 230.85 FEET ALONG A FENCE; THENCE NORTH 25°17'59" WEST 88.25 FEET; THENCE SOUTH 63°51'31" WEST 113.71 FEET; THENCE NORTH 25°19'09" WEST 19.00 FEET; THENCE SOUTH 63°51'31" WEST 32.17 FEET; THENCE NORTH 25°19'09" WEST 179.75 FEET TO THE SOUTHERLY LINE OF TEMPLE LANE; THENCE SOUTH 63°51'31" WEST 85 FEET ALONG SAID LANE TO THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 25°19'09" EAST 287.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A 20 RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS EAST 378.57 FEET AND NORTH 156.03 FEET FROM THE ACB STONE, WHICH STONE IS 21.97 CHAINS NORTH AND 35.72 CHAINS WEST FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING LOCATED ON AN EXISTING FENCE LINE) SAID POINT ALSO BEING DESCRIBED OF RECORD AS NORTH 64°40' EAST 30 FEET AND NORTH 26°45' WEST 48 FEET AND NORTH 25° WEST 24 FEET AND NORTH 64°40' EAST 99 FEET AND SOUTH 25°11'30" EAST 72 FEET AND NORTH 63°51'31" EAST 230.85 FEET FROM THE BEFORE MENTIONED ACB STONE AND RUNNING THENCE NORTH 63°51'31" EAST 20.00 FEET ALONG SAID FENCE; THENCE 25°17'59" WEST 88.25 FEET; THENCE SOUTH 63°51'31" WEST 20.00 FEET; THENCE SOUTH 25°17'59" EAST 88.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NS-934-E

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT 355.87 FEET NORTH 00°00'00" EAST, 133.98 FEET NORTH 90°00'00" EAST AND 126.41 FEET SOUTH 25°19'09" EAST FROM THE ACB (AQUA CENTER BECKWITH) MONUMENT WHICH IS SET BY RECORD 1450.02 FEET NORTH 0°00'00" EAST AND 263.32 FEET NORTH 90°00'00" EAST OF THE SOUTH QUARTER CORNER (MONUMENT IN PLACE) OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°19'09" EAST 53.34 FEET; THENCE NORTH 63°51'31" EAST 32.17 FEET; THENCE SOUTH 25°19'09" EAST 19.00 FEET; THENCE NORTH 63°51'31" EAST 119.28 FEET; THENCE NORTH 25°25'25" WEST 70.80 FEET; THENCE SOUTH 64°26'31" WEST 151.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

TOGETHER WITH A RIGHT OF WAY OVER THE SOUTH 20 FEET OF THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF THE INGRESS AND EGRESS.