

12176005  
11/23/2015 03:19 PM \$13.00  
Book - 10381 Pg - 7250-7251  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
STOEL RIVES  
201 S MAIN #1100  
SLC UT 84111  
BY: TRP, DEPUTY - MA 2 P.

**When Recorded, Return To:**

James F. Wood, Esq.  
Stoel Rives LLP  
4766 South Holladay Blvd.  
Salt Lake City, Utah 84117

**Mail Tax Notices To:**

376 North, LC  
c/o Anne Evans-Cazier, Manager  
1709 Princeton Avenue  
Salt Lake City, Utah 84108

Parcel No. 08-36-255-001

**LIMITED WARRANTY DEED**


CAZIER PROPERTIES, LC, a Utah limited liability company ("Grantor"), with a mailing address of 1709 Princeton Avenue, Salt Lake City, Utah 84108, hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to 376 NORTH, LC, a Utah limited liability company ("Grantee"), having a mailing address of 1709 Princeton Avenue, Salt Lake City, Utah 84108, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of its right, title and interest in and to the following described real property situate in Salt Lake County, State of Utah:

**See Legal Description on Exhibit "A" Attached Hereto**

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 20<sup>th</sup> day of November, 2015.

CAZIER PROPERTIES, LC, a Utah limited liability company

BY:   
Anne Evans-Cazier, Manager

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

On the 20<sup>th</sup> day of November, 2015, ANNE EVANS-CAZIER, the signer of the within instrument in her capacity as Manager of CAZIER PROPERTIES, LC, a Utah limited liability company, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that she executed the same.



  
NOTARY PUBLIC

**EXHIBIT "A"**  
Real Property Legal Description

**PARCEL 1:**

**Commencing at the Northwest Corner of Lot 5, Block 114, Plat "A", Salt Lake City Survey, and running thence South 4 rods, thence East 6 rods, thence North 52 feet, thence West 23 feet, thence North 14 feet, thence West 76 feet to the place of beginning.**

**PARCEL 1A:**

**An Easement in the party wall now existing between the garage now located on the above described premises and the barber shop located on the following described tract of land, as disclosed by Warranty Deed recorded January 11, 1968, as Entry No. 2229770, in Book 2623, Page 439, of Official Records:**

**Commencing at a point 76 feet East of the Northwest Corner of Lot 5, Block 114, Plat "A", Salt Lake Survey, and running thence South 14 feet, thence East 23 feet, thence North 14 feet, thence West 23 feet to the place of beginning.**