

Mail Tax notice to:

Grantee

197 West Burton Avenue
Salt Lake City, Utah 84115

MNT File No.: 43767

Tax ID No.: 15-24-277-016; 15-24-278-016;
15-24-278-015; 15-24-278-027; 15-24-278-003

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12/1/2015 11:53:00 AM \$17.00

Book - 10383 Pg - 9169-9170

Gary W. Ott

Recorder, Salt Lake County, UT

METRO NATIONAL TITLE

BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Holly J. and Launa D. Ernest Family LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

Principal Development, LLC

GRANTEE of , for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

West half (W1/2) of Lot 5, Block 3, BURTON ACRES, according to the official plat thereof, filed in Book G of Plats at Page 70 of the official records of Salt Lake County Recorder.

Parcel 2:

The West 43.47 feet of Lot 9, Block 2, BURTON ACRES, according to the official plat thereof, filed in Book G of Plats at Page 70 of the official records of Salt Lake County Recorder.

Parcel 3:

Beginning on the South right of way line of Burton Avenue at point which is North 2471.69 feet, South 89°56' West 456.086 feet and South 33.0 feet from a monument at intersection of West Temple Street and 2700 South Street, said point of beginning also being South 89°56' West 158.086 feet from the Northeast corner of Lot 12, Block 2, Burton Acres, a subdivision; thence along said right of way line South 89°56' West 139.964 feet; thence South 131.221 feet; thence East 139.964 feet; thence North 131.384 feet to the point of beginning.

Parcel 4:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet, South 89°56' West 638.00 feet and South 33.0 feet from a monument at intersection of West Temple Street and 2700 South Street, said point of beginning also being North 89°56' East 43.47 feet from the Northwest corner of Lot 9, Block 2, BURTON ACRES, a subdivision, thence along said right of way line North 89°56' West 41.95 feet; thence South 131.221 feet; thence West 41.95 feet; thence North 131.172 feet to the point of beginning.

Parcel 4A:

Together with a right of way as disclosed by that certain Special Warranty Deed recorded December 21,

1999 as Entry No. 7538221 in Book 8331 at page 1223, described as follows:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet; thence South 89°56' West 436.086 feet and South 33.0 feet from a monument at intersection of West Temple Street and 2700 South Street, said point of beginning also being South 89°56' West 138.086 feet from the Northeast corner of Lot 12, Block 2, Burton Acres, a subdivision; thence South 131.407 feet; thence South 45° East 30.956 feet; thence North 89°50'54" East 116.197 feet to the East line of said Lot 12; thence along said line South 41.011 feet; thence North 86°42'34" West 129.793 feet; thence North 3°18'31" East 16.313 feet; thence North 86°41'29" West 211.715 feet; thence North 26.639 feet; thence East 181.914 feet; thence North 131.384 feet to the South right of way line of Burton Avenue; thence along said right of way line North 89°56' East 20.00 feet to the point of beginning.

Parcel 5:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet, South 89°56' West 456.086 feet and South 33.0 feet from a monument at the intersection of West Temple Street and 2700 South Street in South Salt Lake City, Utah, said point also being South 89°56' West 158.086 feet from the Northeast corner of Lot 12, Block 2, Burton Acres, a subdivision, thence South 131.384 feet; thence West 181.914 feet; thence South 74.923 feet; thence South 89°56' West 43.47 feet to the Southwest corner of Lot 9, Block 2, Burton Acres, thence South 28.06 feet; thence South 87°01'33" East 250.708 feet; thence North 3°18'31" East 99.354 feet; thence South 89°56' West 21.637 feet; thence North 148.273 feet to the South side of Burton Avenue; thence South 89°56' West 9.083 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.


WITNESS, the hand(s) of said grantor(s), 30th day of November, 2015.

Holly J. and Launa D. Ernest Family LLC, a Utah limited liability company


By: Holly J. Ernest, Manager

State of Utah County of Salt Lake)ss:

On this date, November 30, 2015, personally appeared before me Holly J. Ernest, who being by me duly sworn did say that he is a Manager of Holly J. and Launa D. Ernest Family LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Holly J. Ernest acknowledged to me that said limited liability company executed same.


Notary Public

