

S23837

WHEN RECORDED MAIL TO:
LJRGFCO, LLC
775 NORTH WARM SPRINGS ROAD
SALT LAKE CITY, UT 84116

12275033
5/6/2016 4:13:00 PM \$13.00
Book - 10428 Pg - 9720-9721
Gary W. Ott
Recorder, Salt Lake County, UT
ASPEN TITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

TCST REAL ESTATE, LLC

Grantor,

of SALT LAKE CITY, County of SALT LAKE, State of UTAH
for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of
which are hereby acknowledged, hereby conveys and warrants against all to those claiming by, through or
under Grantor, but otherwise, to

LJRGFCO, LLC

Grantee,

of MURRAY, County of SALT LAKE, State of UTAH,

the following tract of land in SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

08-26-479-003-0000

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2016 taxes and thereafter.

WITNESS the hand of said grantor, this 5 day of May, 2016

TCST REAL ESTATE, LLC

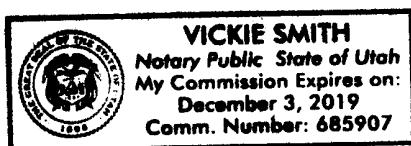
SEAN MACKLYN, MEMBER

TERI STOCK, MEMBER

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

On the 5 day of May, 2016, personally appeared before me SEAN MACKLYN AND TERI STOCK, MEMBERS
OF TCST REAL ESTATE, LLC, the signer(s) of the within instrument, who duly acknowledged to me that they
executed the same.


Notary Public



Ent 12275033 BK 10428 PG 9720

EXHIBIT "A"

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 98, PLAT "C", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 495 FEET; THENCE WEST 86.37 FEET TO THE STATE ROAD RIGHT OF WAY LINE; THENCE NORTH 26°15'50" WEST ALONG SAID RIGHT OF WAY LINE TO A POINT WHICH IS 23.38 FEET SOUTH AND 11.06 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 78°24'30" EAST 116.29 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE EAST 205 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED FEBRUARY 22, 2007 AS ENTRY NO. 10010626 IN BOOK 9425 AT PAGE 3515 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, WARM SPRINGS MINOR SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°00'55" EAST A DISTANCE OF 188.50 FEET FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 98, PLAT "C", SALT LAKE CITY SURVEY, (BASIS OF BEARING SOUTH 89°59'35" EAST BETWEEN THE MONUMENT AT THE INTERSECTION OF 900 WEST AND 700 NORTH AND THE MONUMENT AT THE INTERSECTION OF 800 WEST AND 700 NORTH); RUNNING THENCE THE FOLLOWING COURSES; THENCE SOUTH 89°59'05" WEST A DISTANCE OF 237.61 FEET; THENCE SOUTH 26°16'45" EAST A DISTANCE OF 341.78 FEET; THENCE NORTH 89°59'05" EAST A DISTANCE OF 86.37 FEET; THENCE NORTH 00°00'55" WEST A DISTANCE OF 306.50 FEET TO THE POINT OF BEGINNING.