

Mail Tax notice to:
Grantee
5284 South Commerce Drive, Suite C-274
Murray, UT 84107
MNT File No.: 57435
Tax ID No.: 14-25-351-046

12600530
8/21/2017 12:32:00 PM \$12.00
Book - 10590 Pg - 2951-2952
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Fireclay 35 LLC

GRANTOR of Salt Lake City, State of, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Fireclay 35 LLC

GRANTEE of 5284 South Commerce Drive, Suite C-274, Murray, UT 84107 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Beginning at a point 33 1/3 rods (550.0 feet) North 89°59'10" East from the Southwest corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0°09'50" West 296.0 feet; thence North 89°59'10" East 12 2/3 rods (209.0 feet); thence South 0°09'50" East 296 feet; thence South 89°59'10" West 12 2/3 rods (209.0 feet) to the point of Beginning.

Less and excepting from the above described property the Southerly 40 feet lying within the bounds of 3500 South Street.

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.

The purpose of this deed is to place of public record the correct legal description for the property acquired by Fireclay 35 LLC by Special Warranty Deed dated June 20th, 2017 and recorded June 22, 2017 as Entry Number 12561201 in Book 10570 at page 4245. An affidavit of Successor Trustee was also recorded to place of record the authority of the signor for the Special Warranty Deed referred to as Entry 12561201. The Affidavit of Successor Trustee was dated July 18, 2017 and recorded July 18, 2017 as Entry Number 12578076 in Book 10579 at Page 1054.

The Special Warranty Deed (12561201) and Affidavit (12578076) conveyed the property without less and excepting the Southerly 40 feet lying in the bounds of 3500 South Street. By recording this conveyance deed the undersigned acknowledges that they own the property less and excepting the Southerly 40 feet lying within the bounds of 3500 South Street.

WITNESS, the hand(s) of said Grantor, this August 15, 2017

Fireclay 35 LLC

By:

Richard C Bennion, Manager

State of Utah)
ss:
County of Salt Lake)

On this date, August 15, 2017, personally appeared before me Richard C Bennion , who being by me duly sworn did say that he/she is a Manager of Fireclay 35 LLC, 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 or Organization and/or Operating Agreement and said Richard C Bennion acknowledged to me that said limited liability company executed same.

Notary Public

