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4/30/2019 4:52:00 PM \$15.00
Book - 10775 Pg - 9139-9141
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

When Recorded mail to:
GRANTEE(S) ADDRESS

CW The Birdie, LLC
1222 W Legacy Crossing Blvd, Suite 6
Centerville, UT 84014

Escrow No. 18-2981AB

[PARCEL ID 16-06-176-026-0000]

1 Special Warranty Deed

Bank of the West, a California banking corporation, as successor by mergers to Guardian State Bank, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to CW The Birdie, LLC, a Utah limited liability company, GRANTEE, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

Beginning at the Northeast corner of Lot 8, Block 56, Plat "A", Salt Lake City Survey, and running thence South 120 feet; thence West 90 feet; thence North 120 feet; thence East 90 feet to the point of beginning.

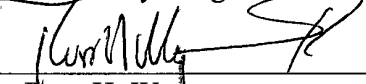
Also:

Beginning at a point 120 feet South from the Northeast corner of Lot 8, Block 56, Plat "A", Salt Lake City Survey, and running thence South 45 feet; thence West 90 feet; thence North 45 feet; thence East 90 feet to the point of beginning.

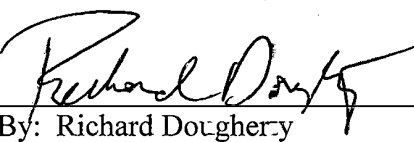
SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, current and subsequent real property taxes, zoning and other government restrictions and all liens, encumbrances, restrictions, covenants, conditions and other matters of record.

WITNESS the hand of said GRANTOR, this 24th day of APRIL 2019

Bank of the West, a California banking corporation,
as successor by mergers to Guardian State Bank



By: Ross H. Wegener
Its: Vice President



By: Richard Dougherty
Its: Senior Vice President

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

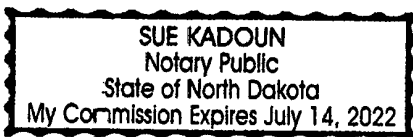
On APRIL 24, 2019, before me, Sue Kadoun, the undersigned, a Notary in and for said State, personally appeared Ross H. Wegener, Vice President, Bank of the West, a California banking corporation as successor by mergers to Guardian State Bank, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which he acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of North Dakota that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sue Kadoun
Notary Public
Sue Kadoun

Special Warranty Deed



{California notary on the following page}

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

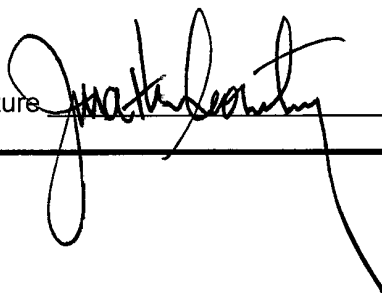
On 3 April 2019 before me, Jonathan Courtney, Notary Public
(insert name and title of the officer)

personally appeared Richard J. Dougherty
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~are~~
subscribed to the within instrument and acknowledged to me that he ~~she~~ ~~they~~ executed the same in
his ~~her~~ ~~their~~ authorized capacity ~~(ies)~~, and that by his ~~her~~ ~~their~~ signature ~~(s)~~ on the instrument the
person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

