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9/5/2019 3:45:00 PM \$40.00  
Book - 10826 Pg - 1575-1578  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:  
2100 South Apartments, LLC  
6740 South 1300 East #200  
Salt Lake City, UT 84121



**COTTONWOOD  
TITLE**

File No.: 103085-CAU

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## WARRANTY DEED

2100 South Apartments, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

2100 South Apartments, LLC, a Utah limited liability company

**GRANTEE(S)** of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 15-13-453-022 and 15-13-453-020 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

THE PURPOSE OF THIS DEED IS TO CONVEY TITLE AND CONSOLIDATE TWO (2) PARCELS INTO A SINGLE LEGAL DESCRIPTION AND PARCEL.

Dated this 5<sup>th</sup> day of September, 2019.

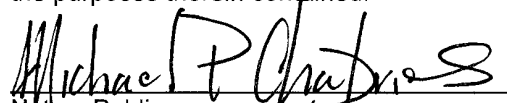
2100 South Apartments, LLC,  
a Utah limited liability company

BY:   
Jeffrey A. Duke, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 5<sup>th</sup> day of September, 2019, personally appeared before me Jeffrey A. Duke, who acknowledged himself to be the Manager of 2100 South Apartments, LLC, a Utah limited liability company and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description Before Consolidation**

PARCEL 1:

A part of Lots 2 and 3, Block 7, 5 Acre Plat "A", Big Field Survey within the Southeast quarter of Section 13 and the Northeast quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Southeast corner of said Lot 3, located 747.77 feet North 89°59'58" East along the monument line and South 00°13'50" West 2623.81 feet along the lot line from the Salt Lake County monument at the intersection of 1700 South Street and 300 West Street and running thence South 00°13'50" West 279.11 feet along the lot line to the North line of 2100 South Street as it exists at 41.00 feet half-width; thence North 89°58'51" West 194.73 feet along said North line; thence North 00°15'03" East 139.89 feet; thence South 89°52'03" West 33.83 feet; thence North 00°08'05" East 138.67 feet to the lot line; thence South 89°51'31" West 10.86 feet along the lot line; thence North 00°02'13" East 143.65 feet; thence North 89°51'32" East 240.09 feet to the East line of said Lot 3; thence South 00°13'50" West 143.65 feet along said lot line to the point of beginning.

PARCEL 2:

A part of Lot 3, Block 7, 5 Acre Plat "A", Big Field Survey within the Southeast quarter of Section 13 and the Northeast quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the South line of said Lot 3 being 239.60 feet South 89°51'31" West from the Southeast corner of said Lot 3, said Southeast corner of Lot 3 is located 747.77 feet North 89°59'58" East along the monument line and South 00°13'50" West 2623.81 feet along the lot line from the Salt Lake County monument at the intersection of 1700 South Street and 300 West Street and running thence South 89°51'31" West 462.58 feet along the lot line to the East line of 300 West Street as widened; thence North 00°02'13" East 143.65 feet along said East line; thence North 89°51'32" East 462.58 feet; thence South 00°02'13" West 143.65 feet to the point of beginning.

## EXHIBIT B

### Legal Description After Consolidation

**Comprised of two (2) parcels identified by Salt Lake County Tax Id. Numbers  
15-13-453-020 & 15-13-453-022, being more particularly described as follows:**

A part of Lots 2 and 3, Block 7, 5 Acre Plat "A", Big Field Survey within the Southeast Quarter of Section 13 and the Northeast Quarter of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at the Southeast Corner of said Lot 3 Located 747.77 feet North 89°59'24" East along the Monument Line, and South 00°13'16" West 2,623.81 feet along the Lot Line from the Salt Lake County Monument at the intersection of 1700 South Street and 300 West Street; and running thence South 00°13'16" West 279.11 feet along the Lot Line to the North Line of 2100 South Street as it exists at 41.00 feet half-width; thence North 89°59'25" West 194.73 feet along said North Line; thence North 00°14'29" East 139.89 feet; thence South 89°51'29" West 33.83 feet; thence North 00°07'31" East 138.67 feet to the Lot Line; thence South 89°50'57" West 473.43 feet along the Lot Line to the East line of 300 West Street as widened; thence North 00°01'39" East 143.65 feet along said East line; thence North 89°50'57" East 702.67 feet to the East Line of said Lot 3; thence South 00°13'16" West 143.65 feet along said Lot Line to the point of beginning.

159,897 square feet or 3.67 acres+/-