

13170665
1/15/2020 11:51:00 AM \$40.00
Book - 10885 Pg - 1243-1244
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
Christensen and Larson LLC, a Utah limited liability company
5097 South 900 East, Ste 200
Salt Lake City, UT 84117

WARRANTY DEED

PRIMO PROPERTIES, LLC, a Oregon limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Christensen and Larson LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 7th day of January, 2020.

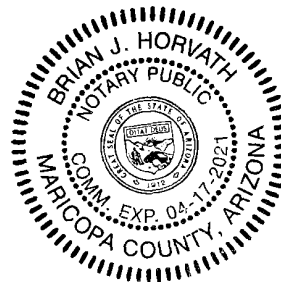
Primo Properties, LLC,
an Oregon limited liability company

By: 
Diane R. Thomason, Member

State of Arizona
County of Maricopa

On this 7 day of January, 2020, personally appeared before me, the undersigned Notary Public, Diane R. Thomason the Member of PRIMO PROPERTIES, LLC, a Oregon limited liability company, personally known to me (or 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 before 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.


Notary Public
My commission expires: April 17, 2021



File No.: 465372
Warranty Deed

Page 1 of 2

File No.: 465372
Warranty Deed – Continued
Page 2

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning at a point in the center of 2300 East Street, said point being East 2.47 feet and South 0°07' East 253.08 feet and South 0°52'30" West 151.66 feet from the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 86°30' East 233.10 feet; thence North 2°37'30" West 113.70 feet to a point on a curve to the right on the South line of 4500 South Street; the center of said curve being North 9°31'06" West 1186.30 feet; thence Westerly along the arc of said curve and South line 204.84 feet to a point of tangency; thence North 89°37'30" West 21.82 feet to the center of 2300 East Street; thence South 0°52'30" West 111.66 feet along the center of said Street to the point of beginning.

Tax ID No. 22-03-404-001