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2/14/2020 10:19:00 AM \$40.00
Book - 10896 Pg - 5147-5148
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to (Tax Mailing Address):
Grantee
c/o Gary W. McDougal 11576 S. State St. #102B
Draper, UT 84020
MTC File No. 228458

WARRANTY DEED

Liberty Ventures L.C., a Utah limited liability company, as to an undivided 10% interest, GRANTOR, for good and valuable consideration, hereby conveys and warrants to

Mac 8 LLC, a Utah limited liability company,

as GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

See attached Exhibit "A"

Tax Parcel No. 26-03-300-007

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this 13th day of February, 2020.

Liberty Ventures L.C., a Utah limited liability company


Gary W. McDougal
Gary W. McDougal, Manager
Kenneth S. Olson
Kenneth S. Olson, Manager

**ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.**

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 13th day of February, 2020, by Gary W. McDougal, as Manager of Liberty Ventures L.C., a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

[Signature]
Notary Public

**MICHAEL IVINS**
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706002
COMM. EXP. 05-05-2023

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12th day of February, 2020, by Kenneth S. Olson, as Manager of Liberty Ventures L.C., a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

[Signature]
Notary Public

**KATY BENNETT**
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 688389
COMM. EXP. 04-11-2020

EXHIBIT "A"
(Attached to Warranty Deed)

MTC File No. 228458

Parcel 1 [Easterly 35 Acres]:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West 1201.5 feet along the Section Line, thence North 00°01'34" East parallel to the Quarter Section Line 1269 feet, more or less, to the South line of the property conveyed to Joseph M. Kelsch and JMK Investment, LTD by Warranty Deed recorded July 12, 2012 as Entry No. 11428273 in Book 10035 at Page 604; thence South 89°58'26" East 1201.5 feet, more or less, along the South line of the Joseph Kelsch Property, to the Quarter Section Line of said Section 3; thence South 00°01'34" West 1269 feet, more or less, along said Quarter Section Line to the point of beginning.

Together with and Subject to a Temporary forty foot (40) foot Easement and Right of Way for a roadway, public utilities and drainage over, across and under the South forty feet of the property described below. The Grantor reserves the forgoing Easement over, across and under the property conveyed under this Warranty Deed (herein the Road Easement). The Road Easement shall benefit both the Grantor and the Grantee. The Grantor shall cooperate with the Grantee to obtain approval from the City Of West Jordan for the dedication of a public roadway as required by the City over the Road Easement. This Easement shall be abandoned upon the recording of a Subdivision Plat providing access and utility easements. The property burdened by this Easement is described as follows:

The South forty (40) feet of the following described parcel:

Beginning at the South Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 89°48'44" West along the section line 2150.66 feet to the Easterly right of way line of Utah 111 Highway; thence North 07°55'50" East along said easterly right of way 1275.02 feet; thence South 89°58'26" East 1975.31 feet to the quarter section line of said Section 3; thence South 00°01'34" West along said quarter section line 1268.96 feet to the point of beginning.

Parcel # 26-03-300-007