

Mail Recorded Deed and Tax Notice To:
CW Group, LLC, a Utah limited liability company
45 - 53 South 600 West
Salt Lake City, UT 84101

13238778
4/9/2020 11:06:00 AM \$40.00
Book - 10924 Pg - 3222-3225
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



WARRANTY DEED

CW The Beverly, LLC, A Utah Limited Liability Company

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

CW The Beverly, 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.: 15-01-105-001, 15-01-105-002, 15-01-105-003 and 15-01-105-004 (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 2019 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 FOUR (4) PARCELS INTO A SINGLE LEGAL DESCRIPTION AND PARCEL.

Dated this 8 day of April, 2020.


CW The Beverly, LLC, A Utah Limited Liability Company

BY: 
Colin Wright, Manager

STATE OF UTAH

COUNTY OF SALT LAKE *Davis*

On the 8 day of April, 2020, personally appeared before me Colin Wright, who acknowledged himself to be the Manager of **CW The Beverly, 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

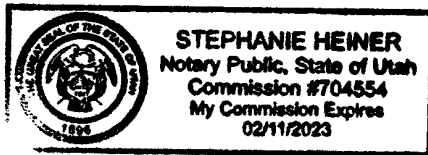


EXHIBIT A

Legal Description Before Consolidation

PARCEL 1:

Commencing at the Northwest corner of Lot 3, Block 81, Plat "A", Salt Lake City Survey; thence South 3.5 rods; thence East 233 feet; thence North 3.5 rods; thence West 233 feet to the beginning.

PARCEL 2:

Commencing 3.5 rods South from the Northwest corner of Lot 3, Block 81, Plat "A", Salt Lake City Survey; thence South 2 rods; thence East 233 feet; thence North 2 rods; thence West 233 feet to the beginning.

PARCEL 3:

Commencing at the Southwest corner of Lot 3, Block 81, Plat "A", Salt Lake City Survey; thence South 5 feet; thence East 10 rods; thence North 5 feet; thence East 14.25 feet; thence North 74.25 feet; thence West 179.25 feet; thence South 74.25 feet to the beginning.

PARCEL 4:

Commencing 179.25 feet East from the Southwest corner of Lot 3, Block 81, Plat "A", Salt Lake City Survey; thence East 53.5 feet; thence North 77.25 feet; thence West 53.5 feet; thence South 77.25 feet to the beginning.

EXHIBIT B

Legal Description After Consolidation

Beginning at a point on the Easterly right-of-way line of 600 West Street; said point being North 00'01'00" West, 223.08 feet and North 89'59'00" East, 71.71 feet from found street monument in the intersection of 600 West Street and 100 South Street; said point also being North 00'04'12" East, 160.08 feet from the Southwest corner of Block 81, Plat "A" of the Salt Lake City Survey, and running thence North 00'04'12" West, along said Easterly right-of-way, 170.08 feet; thence North 89'55'32" East, 233.19 feet; thence South 00'04'12" West, 165.07 feet; thence South 89'55'28" West, 68.00 feet; thence South 00'04'12" West, 5.00 feet; thence South 89'55'28" West, 165.19 feet to the point of beginning.

Contains: 39,319 sq. ft. (or 0.90 acres)