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12/30/2020 4:05:00 PM \$40.00
Book - 11091 Pg - 2275-2276
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:

2DB, LLC
4253 Cumberland Rd
Holladay UT 84124
Tax ID No.: 22-03-377-002 and 22-03-377-003

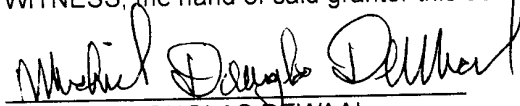
WARRANTY DEED


MICHAEL DOUGLAS DEWAAL AND ADAM BURKE DEWAAL, AS THEIR INTEREST MAY APPEAR, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to 2DB, LLC **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

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

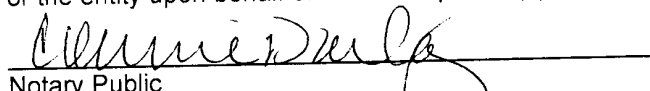
WITNESS, the hand of said grantor this ²⁹~~30th~~ day of ^{Dec.}~~October~~, 2020.


MICHAEL DOUGLAS DEWAAL


ADAM BURKE DEWAAL

State of Utah
County of Salt Lake

On this ²⁹~~30th~~ day of ^{Dec.}~~October~~, 2020, personally appeared before me, the undersigned Notary Public, personally appeared MICHAEL DOUGLAS DEWAAL AND ADAM BURKE DEWAAL, 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: September 09, 2023

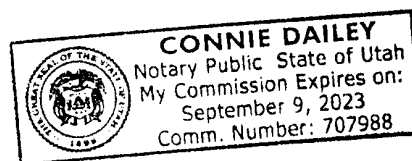


EXHIBIT "A"
LEGAL DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

A parcel of land situate in the Southwest quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point being North 39° 04'35" West 287.35 feet and South 50°55'25" West 93.12 feet from the Street Monument at 4620 South 2300 East, said monument being North 21°36'52" West 827.66 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00° 20'01" East 134.28 feet; thence West 20.40 feet; thence South 38°05'00" West 19.82 feet; thence West 153.15 feet; thence North 02°00'00" East 149.97 feet; thence East 179.76 feet to the point of beginning.

Tax Parcel No.'s: 22-03-377-002 and 22-03-377-003