

Mail Recorded Deed and Tax Notice To:
218 E Edith, LLC
1174 E Graystone Way, Suite 100
Salt Lake City, UT 84106

13543724
1/25/2021 4:18:00 PM \$40.00
Book - 11105 Pg - 3435-3438
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



COTTONWOOD

File No.: 134980-LKY

WARRANTY DEED

Eliason Equities LLC, a Utah limited liability company

GRANTOR(S) of Herriman, State of Utah, hereby Conveys and Warrants to

218 E Edith, LLC, a Utah limited liability company, as to an undivided 50% interest, Heritage Storage, LLC, a Utah limited liability company, as to an undivided 14% interest, and Phillip Chipping, as to an undivided 36% interest

GRANTEE(S) of West Valley 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.: 15-31-477-054 and 15-31-477-053 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 21st day of January, 2021.

Eliason Equities LLC, a Utah limited liability company

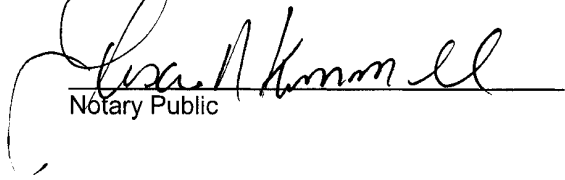
BY: 

Scott B. Eliason
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 21st day of January, 2021, personally appeared before me Scott B. Eliason, who acknowledged himmself to be the Manager of Eliason Equities 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

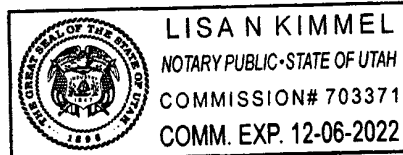


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point North 00°01'50" West 223.00 feet, West 40.00 feet and South 89°53'59" West 192.41 feet from the Southeast corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°01'50" East 170.00 feet; thence South 87°25'00" West 179.61 feet; thence North 02°36'57" West 154.31 feet; thence North 87°45'31" East 144.32 feet; thence North 02°33'40" West 21.32 feet; thence North 87°25'00" East 10.00 feet; thence South 84°03'25" East 33.31 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land conveyed to West Valley City in that certain Warranty Deed recorded October 30, 2018 as Entry No. 12876651 in Book 10725 at Page 9542:

A parcel of land in fee for the widening of existing 4100 South Street, known as Project No. F-LC35(294) being part of an entire tract of property, situate in the Southeast quarter of the Southeast quarter of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Northerly right of way line of 4100 South Street, which point is 223.00 feet North 00°01'50" West along the section line and 40.00 feet West and 192.41 feet South 89°53'59" West and 170.00 feet South 00°01'50" East from the Southeast corner of said Section 31, and running thence South 87°25'00" West 227.57 feet along said Northerly right of way line to the Westerly boundary line of said entire tract; thence North 02°36'41" West (Record North 02°36'57" West) 13.21 feet along said Westerly boundary line to a point 56.38 feet perpendicularly distant Northerly from the right of way control line of said Project, opposite approximate Engineers Station 201+22.05; thence North 88°37'52" East 228.00 feet to the Easterly boundary line of said entire tract at a point 61.44 feet perpendicularly distant Northerly from the right of way control line of said Project, opposite approximate Engineers Station 203+50.00; thence South 00°01'50" East 8.39 feet along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of West Valley City.

PARCEL 2:

Beginning at a point on the Northerly right of way line of 4100 South Street, said point being South 89°53'59" West along the section line 411.87 feet and North 45.28 feet from the Southeast corner of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 87°25'00" West along said right of way line 47.96 feet; thence North 02°36'57" West 80.13 feet; thence North 87°25'00" East 47.96 feet; thence South 02°36'57" East 80.13 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land conveyed to West Valley City in that certain Warranty Deed recorded October 30, 2018 as Entry No. 12876651 in Book 10725 at Page 9542:

A parcel of land in fee for the widening of existing 4100 South Street, known as Project No. F-LC35(294) being part of an entire tract of property, situate in the Southeast quarter of the Southeast quarter of Section 31, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Northerly right of way line of 4100 South Street, which point is 223.00 feet North 00°01'50" West along the section line and 40.00 feet West and 192.41 feet South 89°53'59" West and 170.00 feet South 00°01'50" East from the Southeast corner of said Section 31, and running thence South 87°25'00" West 227.57 feet along

said Northerly right of way line to the Westerly boundary line of said entire tract; thence North 02°36'41" West (Record North 02°36'57" West) 13.21 feet along said Westerly boundary line to a point 56.38 feet perpendicularly distant Northerly from the right of way control line of said Project, opposite approximate Engineers Station 201+22.05; thence North 88°37'52" East 228.00 feet to the Easterly boundary line of said entire tract at a point 61.44 feet perpendicularly distant Northerly from the right of way control line of said Project, opposite approximate Engineers Station 203+50.00; thence South 00°01'50" East 8.39 feet along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of West Valley City.

PARCEL 3:

A non-exclusive easement for pedestrian and vehicular access as created and defined in that certain Declaration and Reservation of Reciprocal Cross-Access Easement, dated July 5, 2006 and recorded July 10, 2006 as Entry No. 9777948 in Book 9319 at Page 9512 and as amended by that certain First Amendment to Declaration and Reservation of Reciprocal Cross-Access Easement, dated January 26, 2015 and recorded January 30, 2015 as Entry No. 11985293 in Book 10292 at Page 7169.