



MAIL TAX NOTICE TO GRANTEE:
LaVal Ashworth, LLC, a Utah limited liability company
3198 North 2200 West
Salt Lake City, Utah 84054
File Number: 2154037MS

13585495
3/3/2021 3:41:00 PM \$40.00
Book - 11129 Pg - 7193-7194
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

XCEL Development, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

LaVal Ashworth, LLC, a Utah limited liability company, as to 50% interest
and LaVal D. Family, LLC, a Utah limited liability company, as to 50%
interest

GRANTEE


the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description
TAX ID NUMBER FOR PROPERTY: 08-09-276-022

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

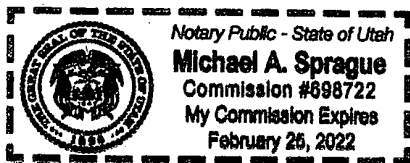
Effective as of this 2nd day of March, 2021.

XCEL Development, LLC, a Utah limited liability company

By: 
David S. Tolman, Manager

STATE OF: UTAH
COUNTY OF: Salt Lake

On this 2nd day of March 2021, personally before me appeared David S. Tolman, who proven on the basis of satisfactory evidence is the Manager of XCEL Development, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



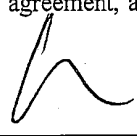

Notary Public
Residing In: Salt Lake City, Utah
Commission Expires: 02/25/2022

EXHIBIT A

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169.000 FEET AND WEST 379.700 FEET AND NORTH 127.000 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST (AKA 2450 WEST) STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF SAID WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141.000 FEET TO THE POINT OF BEGINNING.