

Mail Recorded Deed and Tax Notice To:
2100 and 2100, LLC
Attn: Tom Henriod
4655 S. 2300 E., Ste. 205
Holladay, UT 84117

13618067
4/1/2021 2:51:00 PM \$40.00
Book - 11148 Pg - 6578-6580
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 107134-JPE

SPECIAL WARRANTY DEED

MossBerg 2100, L.L.C., a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

2100 and 2100, 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.: 16-15-359-014 and 16-22-103-003 (for reference purposes only)

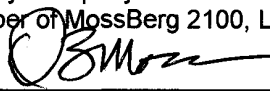
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 31 day of MARCH, 2021.

MossBerg 2100, L.L.C., a Utah limited liability company

BY: D.E. Moss Family, LLC, a Utah Limited Liability Company

Title: Member of MossBerg 2100, L.L.C.

BY: 


Name: Duane B. Moss

Title: Manager of D.E. Moss Family, LLC

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing document was duly acknowledged before me this 31st day of MARCH, 2021, by Duane B. Moss, in his capacity as Manager of D.E. Moss Family, LLC, a Utah Limited Liability Company, which executed the foregoing document in its capacity as the Member of MossBerg 2100, L.L.C., a Utah limited liability company.


Notary Public

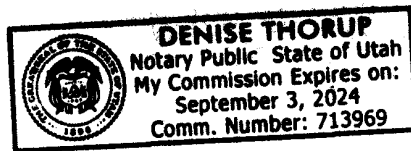
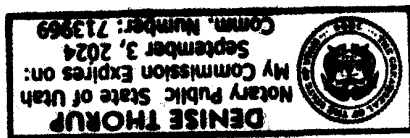


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point 114.85 feet North of the Southwest corner of Lot 2, Block 6, Five Acre Plat C, Big Field Survey and running thence East 204.5 feet; thence North 114.85 feet; thence West 204.5 feet; thence South 114.85 feet to the place of beginning.

PARCEL 2:

Beginning at a point 75 feet East of the Southwest corner of Lot 2, Block 6, Five Acre Plat C, Big Field Survey and running thence East 109-1/2 feet; thence North 114.85 feet; thence West 59-1/2 feet; thence South 50 feet; thence West 50 feet; thence South 64.86 feet to the place of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at a point 75 feet East of the Southwest corner of Lot 2, Block 6, Five Acre Plat C, Big Field Survey and running thence North 19 feet; thence East 109-1/2 feet; thence South 19 feet; thence West 109-1/2 feet to the place of beginning.