

File # 20-4119 LJ

RETURN TO:

SACHEM STREET CAPITAL, LLC
1485 E HARVARD AVE
SALT LAKE CITY, UT 84105

Parcel Number: 16-33-403-026-0000;
16-33-403-027-0000; 16-33-403-028-0000

13704943
6/30/2021 12:28:00 PM \$40.00
Book - 11199 Pg - 4263-4265
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

--Space above for recorder's use--

WARRANTY DEED

FOREST HILLS APARTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY

Grantor, hereby conveys and warrants to

SACHEM STREET CAPITAL, LLC

Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Salt Lake County, Utah, to-wit:

PARCEL 1:

That portion of Lots 27 and 29, East Forest Hills subdivision, located in the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast corner of Lot 26, East Forest Hills subdivision, said point being South 571.94 feet and East 500.35 feet from the Northwest corner of the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence along the boundaries of said Lot 27, North 25.91 feet; thence North 17°30' West 76.44 feet; thence North 77°30' East 89.80 feet; thence East 51.78 feet; thence South 144.79 feet to the South line of said Lot 29; thence West 98.00 feet to the most Easterly corner of the land conveyed to Jim Fiske Priestman, et ux, by Deed recorded January 15, 1979 as Entry No. 3223578 in Book 4799 at Page 1378; thence North 45°06'18" West 35.16 feet to the point of beginning.

PARCEL 2:

That portion of Lots 27, 28 and 29, East Forest Hills Subdivision, located in the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast corner of Lot 26, East Forest Hills Subdivision, said point being South 571.94 feet and East 500.35 feet from the Northwest corner of the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian and South 45°06'18" East 35.16 feet and East 98.00 feet to the true point of beginning, and running thence North 144.79 feet; thence East 122.00 feet; thence South 144.79 feet; thence West 122.60 feet to the true point of beginning.

PARCEL 3:

That portion of Lot 28, East Forest Hills Subdivision, located in the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast corner of Lot 26, East Forest Hills Subdivision, said point being South 571.94 feet and East 500.36 feet from the Northwest corner of the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian and South 45°06'18" East 35.16 feet and East 220.00 feet to the true point of beginning, and running thence North 144.79 feet; thence East 110.00 feet; thence South 144.79 feet; thence West 110.00 feet to the true point of beginning.

PARCEL 4:

Together with a non-exclusive easement, appurtenant to Parcels 1, 2 and 3 above, for ingress and egress, roadway and public utility purposes over the South 24.75 feet of said land.

PARCEL 5:

Together with a non-exclusive easement, appurtenant to Parcels 1, 2 and 3 above, for ingress and egress, roadway and utility purposes over the following described property:

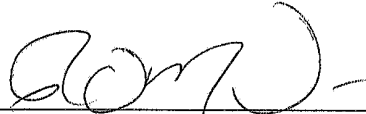
Beginning at a point South 571.94 feet and East 318.70 feet from the Northwest corner of the Southeast quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point being the Southwest corner of Lot 26, East Forest Hills Subdivision, and running thence East 376.56 feet; thence 31.42 feet along a curve to the left, 20.00 foot radius, central angle of 90°00'00"; thence East 20.00 feet; thence 31.42 feet along a curve to the left, 20.00 foot radius, central angle of 90°00'00"; thence East 40.00 feet; thence South 24.82 feet; thence West 490.81 feet; thence 28.58 feet along a curve to the right, radius 169.70 feet, central angle of 9°38'30" to the point of beginning.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hand of said Grantor this 16 day of June, 2021.

FOREST HILLS APARTMENTS, L.L.C.,
A UTAH LIMITED LIABILITY COMPANY

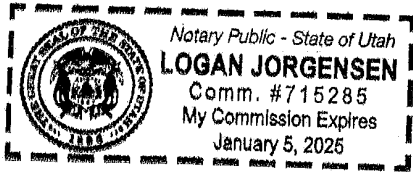



BY: Robert D McDermott (SEAL)
ITS: Manager

STATE OF UTAH }
COUNTY OF SALT LAKE } SS

The foregoing instrument was acknowledged before me this 16th day of June, 2021, by Robert D McDermott ~~Notary~~ Manager of Forest Hills Apartments, L.L.C., a Utah limited liability company, the corporation that executed the foregoing instrument.

WITNESS my hand and official seal.





Notary Public:
Residing At: SALT LAKE CITY, UT
My Commission Expires: 1/5/2025