

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 1385 E FORT UNION BLVD (3RD FLOOR)
Cottonwood Heights, UT 84121

13733421
8/2/2021 2:18:00 PM \$40.00
Book - 11215 Pg - 6552-6553
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TITLE GUARANTEE - FORT UNION
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Ronald A. Ferrin, Trustee or his successors in trust, under the Ronald A. Ferrin Family Living Trust, dated April 24, 2001, and any amendments thereto, with respect to an undivided one-half (1/2) interest and Marcia P. Ferrin, Trustee, or her successors in trust, under the Marcia P. Ferrin Family Living Trust, dated April 24, 2001, and any amendments thereto, with respect to an undivided one-half (1/2) interest

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

MSF Holdings LLC, a Utah Limited Liability Company

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

The following described tract of land in Salt Lake County, State of Utah:

Commencing 0.3 chains North and North 76° West and 213.2 feet North 17°45' East 16.5 feet and North 22°41' East 333 feet and North 64°28' West 872 feet and North 55° West 316.09 feet from the Southeast corner of the Southwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, North 55° West 140 feet; North 29°32' East 310 feet; South 55° East 140 feet; South 29°32' West 310 feet to the point of the beginning.

Subject to a Right of Way for pipeline, not to exceed 20 feet from the said property line

bounded by that certain road known as 5340 South Street.
Tax Serial No. 22-10-328-006

TO ALSO INCLUDE GREEN DITCH WATER CO. CERTIFICATE NO. 369.

also known by street and number of: 2171 East 5340 South, Holladay, UT 84117

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

IN WITNESS WHEREOF, the hand of said grantor, this 2 day of August, 2021.

Ronald A. Ferrin Family Living Trust dated
April 24, 2001

By: *Ronald A. Ferrin*
Ronald A. Ferrin, Trustee

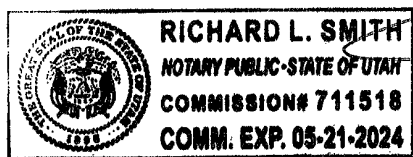
Marcia P. Ferrin Family Living Trust dated
April 24, 2001

By: *Marcia P. Ferrin*
Marcia P. Ferrin, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 2 day of August, 2021, before me, a notary public, personally appeared Ronald A. Ferrin, Trustee of Ronald A. Ferrin Family Living Trust dated April 24, 2001 and Marcia P. Ferrin, Trustee of Marcia P. Ferrin Family Living Trust dated April 24, 2001, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



[Handwritten signature]