

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

13764847
9/3/2021 3:59:00 PM \$40.00
Book - 11234 Pg - 1332-1333
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
1810 West 700 North, Suite 100
Lindon, UT 84042

WARRANTY DEED

ITS File No.: 89095A
PIN: 08-35-478-036

E STREET UTAH, LLC, a Nevada limited liability company, Grantor,

of North Salt Lake, County of Davis, State of Utah, hereby CONVEY and WARRANT to

OZ12 OPPORTUNITY FUND, LLC, a Utah limited liability company, Grantee,

of Lindon, County of Utah, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

Parcel 1:

A part of the Southeast Quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Salt Lake City, Salt Lake County, Utah.

Beginning at a point which is South 89°58'59" East 99.06 feet from the Northwest corner of Lot 5, Block 59, Plat "C", Salt Lake City Survey, said point being on the Southerly Right of Way line of North Temple Street, and running thence South 89°58'59" East 115.44 feet; thence South 136.79 feet; thence North 89°58'59" West 49.44 feet; thence North 00°00'55" West 37.72 feet; thence North 89°58'59" West 65.96 feet; thence North 00°00'55" West 99.07 feet to the point of beginning.

Parcel 1A:

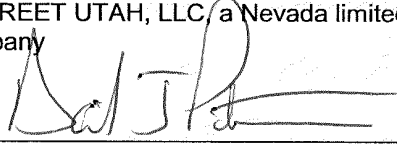
Together with an Access Easement being a part of that certain Access Easement Agreement recorded September 16, 2001, as Entry No. 11244291, in Book 9950 at Page 4616, of Official Records.

Being part of Parcel Identification No. 08-35-478-036.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

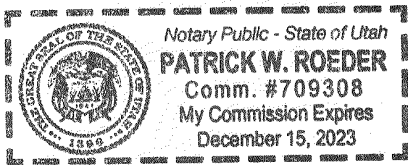
WITNESS the hand of said grantor, this 3rd day of September, 2021.

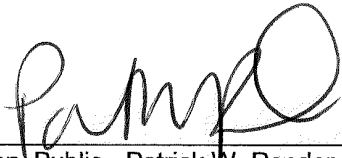
E STREET UTAH, LLC a Nevada limited liability company

BY: 
David J. Petersen
Manager

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 3rd of September, 2021, personally appeared before me David J. Petersen who being duly sworn did say that he is the Manager of E STREET UTAH, LLC, a Nevada limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said David J. Petersen acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.




Notary Public - Patrick W. Roeder

Commission Expires: 12/15/2023
Commission No.: 709308