

When recorded mail to (Tax Mailing Address):  
Grantee  
4847 West Transcendent Court  
West Jordan, UT 84081  
MTC File No. 311918

13804704  
10/21/2021 4:01:00 PM \$40.00  
Book - 11257 Pg - 5739-5740  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## **WARRANTY DEED**

MVIII LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Rodrigo Alanis-Baca and Mayra R Alanis-Martinez, as joint tenants,  
as GRANTEE(S), the following real property located in Salt Lake County, State of Utah,  
described as:

A Portion of Lot 212, Peterson Commons Phase 2, amending a portion of Lot 2 Peterson Commons Commercial Subdivision, more particularly described as follows:

Beginning at the front common corner of Lot 212 and Parcel B of Peterson Commons Phase 2, according to the Official Plat thereof recorded in the offices of the Salt Lake County Recorder, Entry No. 13164326, Book 2020, Page 005 on January 7, 2020.

Said point being located North 00°32'00" West 317.12 feet along the section line; and South 89°28'00" West 319.26 feet from the East Quarter Corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base & Meridian; thence South 00°26'02" West 43.61 feet; thence South 34°21'21" East 24.84 feet to and along a fence line; thence along said fence line South 19°31'38" West 39.40 feet to the Southerly line of said lot 212; thence along said lot 212 boundary the following five (5) courses: (1) South 58°36'08" West 86.18 feet; thence (2) North 31°23'52" West 4.24 feet; thence (3) South 89°33'06" West 56.38 feet; thence (4) North 27°49'01" East 164.20 feet; thence (5) Easterly along the arc of a non-tangent curve to the left having a radius of 50.00 feet (radius bears: North 35°44'42" East) a distance of 58.30 feet through a central angle of 66°48'08" Chord: South 87°39'22" East 55.05 feet; to the point of beginning.

Tax Parcel No. 20-36-278-046

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 21st day of October, 2021.

MVIII LLC, a Utah limited liability company

Ryan B. Peterson

Ryan B. Peterson, Manager

STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 21st day of October, 2021, by Ryan B. Peterson, the Manager of MVIII LLC, a Utah limited liability company.

Lori Johnston  
Notary Public

