

WHEN RECORDED, MAIL TO:
Arden Limited Partnership

1236 S. HIGHWAY 66
MORGAN UT 84050

13810772
10/28/2021 4:43:00 PM \$40.00
Book - 11261 Pg - 755-756
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Lester Essig grantor

hereby CONVEY and WARRANT to

Arden Limited Partnership grantee

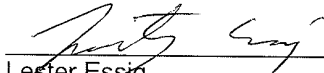
for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 16-31-126-075

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

WITNESS the hand of said grantor, this 27th day of October, 2021.

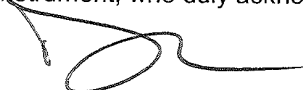


Lester Essig

STATE OF UTAH

COUNTY OF DAVIS

On the 10/27/21, personally appeared before me Lester Essig, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires: 10/17/22

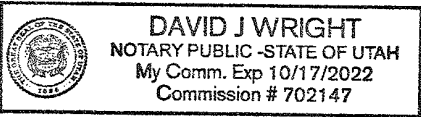


EXHIBIT A

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 53.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 53.00 feet; thence South 89°41'44" East, 135.00 feet to the point of Beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 583.04 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1190.52 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 135.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 135.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-31-126-075

40902-21-15118