

WHEN RECORDED, MAIL TO:
Arden Limited Partnership
1236 S. Highway 66
Morgan, UT 84050

13835565
11/30/2021 12:45:00 PM \$40.00
Book - 11275 Pg - 7449-7451
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 3 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.: 16-30-379-031; pt of 16-30-379-030; pt of 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 29th day of November, 2021.

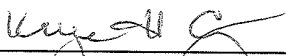


Lester Essig

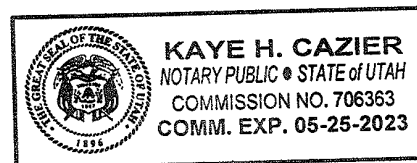
STATE OF Utah

COUNTY OF Davis

On the 29 day of November, 2021, personally appeared before me Lester Essig, the signer of the above instrument, who duly acknowledged to me that he executed the same.



Notary Public
My Commission Expires: 5-25-23



40902-21-15137

**EXHIBIT A
LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET 531.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE SOUTH ON THE WEST SIDE OF SAID STREET 2 FEET; THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE WEST 105 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO BEGINNING.

ALSO: COMMENCING AT A POINT ON THE WEST SIDE OF 3RD EAST STREET, 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH ALONG THE WEST LINE OF SAID STREET 52 FEET; THENCE WEST 255 FEET; THENCE NORTH 52 FEET; THENCE EAST 255 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT CERTAIN PIECE OF PROPERTY AS SHOWN ON WARRANTY DEED RECORDED MARCH 17, 1997, AS ENTRY NO. 6594829 IN BOOK 7619 AT PAGE 2777, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 0°18'16" EAST 957.01 FEET FROM THE MONUMENT AT THE INTERSECTION OF 300 EAST STREET AND PENNEY AVENUE; AND SOUTH 89°55'08" WEST 33.00 FEET; (SAID POINT ALSO BEING 479.04 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 11, BLOCK 17, TEN ACRE "A", BIG FIELD SURVEY); AND RUNNING THENCE SOUTH 0°18'16" WEST 50.01 FEET; THENCE SOUTH 89°55'08" WEST 150.0 FEET; THENCE NORTH 01°18'16" EAST 50.01 FEET; THENCE NORTH 89°55'08" EAST 150.00 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 which is South 00°18'16" West, along the west right-of-way line of 300 East Street, 479.04 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1086.52 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, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet; thence South 89°41'44" East, 150.00 feet to the point of beginning.

For identification purposes only: 16-30-379-031

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 419.10 feet and North 89°41'44" West, 150.00 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, 1026.58 feet and North 89°41'44" West, 183.00 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, 59.94 feet; thence North 89°41'44" West, 105.00 feet to a point on the East boundary line of Hidden Oaks VI, Recorded Number 5974937; thence North 00°18'16" East, along said East boundary line, 59.94 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line, 105.00 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, 419.10 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, 1026.58 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, 150.00 feet; thence North 00°18'16" East, 10.00 feet to a point on the South boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said South boundary line and a projection thereof, 150.00 feet to the point of Beginning.

For identification purposes only: Part of Tax Parcel No.: 16-30-379-030

Also Including:

Beginning at a point which is South 00°18'16" West, along the West right-of-way line of 300 East Street, 583.04 feet and North 89°41'44" West, 135.00 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, 168.00 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, 53.00 feet; thence North 89°41'44" West, 80.05 feet to a point on the East boundary line of Hidden Oaks VII, Recorded Number 7146926; thence North 00°16'39" East, along said East boundary line, 53.00 feet; thence South 89°41'44" East, 80.08 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