

13859050 B: 11289 P: 1668 Total Pages: 3
12/30/2021 09:06 AM By: zhook Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
JFI North Temple 1 Partners QOZB, LLC
1216 W Legacy Crossing Blvd, Ste 150
Centerville, UT 84014



File No.: 149445-CAF

WARRANTY DEED

Go West Investments, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

JFI North Temple 1 Partners QOZB, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO


TAX ID NO.: 08-35-456-043 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 29th day of December, 2021.

Go West Investments LLC, a Utah limited liability company

BY: 

Kyle Zack
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of December, 2021, before me, personally appeared Kyle Zack, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Go West Investments LLC, a Utah limited liability company.



Notary Public

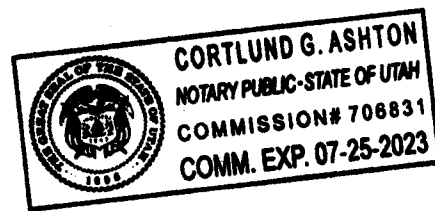


EXHIBIT A
Legal Description

Commencing at a point 4 rods West from the Northeast corner of Lot 8, Block 57, Plat "C", Salt Lake City Survey, and running thence South 6 1/2 rods; thence West 30 feet; thence South 2 rods; thence West 22 feet; thence South 24.75 feet; thence West 80 feet; thence North 10 rods; thence East 8 rods to the point of beginning.

LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded June 1, 2010 as Entry No. 10963061 in Book 9829 at Page 9750, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 7 and 8, Block 57, Plat "C", Salt Lake City Survey, in the Southwest quarter of the Southeast quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority Project known as "ALRT" and described as follows:

Beginning at the intersection of the Easterly boundary line of said entire tract and the existing Southerly right of way line of North Temple Street, which point is 66.00 feet South 89°58'38" West (Record West) from the Northeast corner of said Lot 8, and running thence South 00°00'55" East (Record South) 9.46 feet along the Easterly boundary line of said entire tract; thence West 132.00 feet to a point in the Westerly boundary line of said entire tract; thence North 00°00'55" West (Record North) 9.41 feet along said Westerly boundary line; thence North 89°58'38" East (Record East) 132.00 feet along the Northerly boundary line of said entire tract to the point of beginning.