

When Recorded, Return To:

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13901215 B: 11311 P: 6235 Total Pages: 2
03/01/2022 01:06 PM By: dsalazar Fees: \$40.00
WD - WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALE WOOD PLLC
4766 S HOLLADAY BLVDHOLLADAY, UT 84117



Mail Tax Notices To:

1980 East Property, LLC
4807 South Wallace Lane
Holladay, Utah 84117

Parcel No. 16-33-432-010-0000

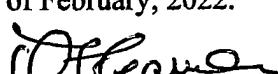
LIMITED WARRANTY DEED

DAVID FOREST SEAMAN, a married man and MINDY SEAMAN, a married woman, as joint tenants ("Grantor"), of Holladay, Salt Lake County, Utah, hereby CONVEY AND WARRANT, to the extent provided below but not otherwise, to 1980 EAST PROPERTY, LLC ("Grantee"), having a mailing address of 4807 South Wallace Lane, Holladay, Utah 84117, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of their right, title and interest in and to the following described real property situate in Salt Lake County, State of Utah:

See "Exhibit A" attached hereto

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

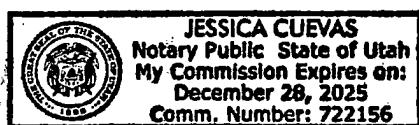
WITNESS the hands of said Grantors this 18th day of February, 2022.


DAVID FOREST SEAMAN


MINDY SEAMAN

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 18th day of February, 2022, DAVID FOREST SEAMAN and MINDY SEAMAN, the signers of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that they voluntarily executed the same for the purpose stated therein.




NOTARY PUBLIC

Exhibit A

BEGINNING 13.06 CHAINS SOUTH AND 123.75 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $0^{\circ}05'$ WEST 151 FEET; THENCE NORTH $89^{\circ}57'40''$ WEST 85.92 FEET; THENCE NORTH $0^{\circ}05'$ WEST 151 FEET; THENCE SOUTH $89^{\circ}57'40''$ EAST 86 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION LYING WITHIN THE BOUNDS OF 3900 SOUTH STREET.

4866-0144-3084, v. 1