

Mail Recorded Deed and Tax Notice To:
Preserve Partners
650 South 500 West, Suite 104
Salt Lake City, UT 84101

13904273 B: 11313 P: 2134 Total Pages: 4
03/04/2022 02:34 PM By: dconway Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321



File No.: 153258-MCP

WARRANTY DEED

298 Alabama LLC, a California limited liability company

GRANTOR(S) of San Francisco, State of California, hereby Conveys and Warrants to

Gill - Preserve, LLC, a Utah limited liability company, as to an undivided 16.4974% interest and Federal - Preserve II, LLC, a Utah limited liability company, as to an undivided 46.8900% interest and Calaveras South, LLC, a Utah limited liability company, as to an undivided 36.6126% interest

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.: 16-06-328-022, 16-06-328-021, 16-06-328-014 and 16-06-328-013 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 25th day of February, 2022.

298 Alabama LLC, a California limited liability
company

BY: _____


Scott Pelichoff
Authorized Signor

STATE OF UTAH

COUNTY OF SALT LAKE

On this 25th day of February, 2022, before me, personally appeared Scott Pelichoff, 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 298 Alabama LLC, a California limited liability company.

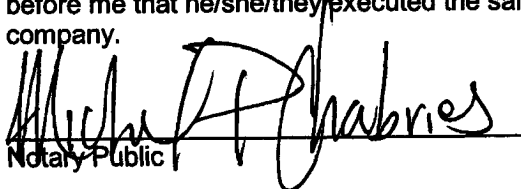

Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the Northeast corner of Lot 1, Block 54, Plat "A", Salt Lake City Survey and running thence South 00°02'03" East 132.00 feet; thence South 89°58'16" West 145.00 feet; thence North 00°02'03" West 132.00 feet; thence North 89°58'16" East 145.00 feet to the point of beginning.

PARCEL 2:

Beginning at a point 233.17 feet North 00°02'03" West and 20.00 feet North 89°58'16" East from the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 00°02'03" West 29.02 feet; thence South 89°58'16" West 72.13 feet; thence South 00°25'00" East 29.02 feet; thence North 89°58'16" East 71.94 feet to the point of beginning.

PARCEL 2A:

A non-exclusive right of way for ingress, egress and incidental purposes as granted by that certain Warranty Deed recorded May 24, 1947 as Entry No. 1083309 in Book 539 at Page 272 over and across the following:

Beginning at a point 61.45 feet South 89°58'16" West of the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 00°25' West 84.00 feet; thence North 20°06' East 31.58 feet; thence North 00°25' West 216.35 feet; thence South 89°58'16" West 61.21 feet; thence South 00°02'03" East 10.0 feet; thence North 89°58'16" East 44.36 feet; thence South 00°15' East 206.35 feet; thence South 07°08' West 29.90 feet; thence South 00°25' East 84.0 feet; thence North 89°58'16" East 10.60 feet to the point of beginning.

PARCEL 3:

Commencing at a point 262.19 feet North and 20 feet East from the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 67.81 feet; thence West 72.79 feet; thence South 00°25' East 67.81 feet; thence East 72.30 feet to the place of beginning.

PARCEL 3A:

A right of way over the following: Commencing at a point 61.45 feet West of the Southeast corner of Lot 2, Block 54, Plat "A", Salt Lake City Survey and running thence North 00°23' West 84 feet; thence North 20°08' East 31.58 feet; thence North 00°25' West 216.35 feet; thence West 61.21 feet; thence South 10 feet; thence East 44.36 feet; thence South 00°13' East 206.35 feet; thence South 07°10' West 29.90 feet; thence South 00°23' East 84.0 feet; thence East 10.60 feet to the place of beginning.