

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Veacherholdings LLC
915 N Tullshire Way
Eagle, Idaho 83616

13943121 B: 11334 P: 2302 Total Pages: 3
04/29/2022 03:11 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: US TITLE INSURANCE AGENCY
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

WARRANTY DEED

File No.: 052160

APN: 16-27-106-050-0000, 16-27-106-051-0000 and 16-27-106-051-0000

Browning Land Holdings LLC, a Utah limited liability company

Grantor(s), of Salt Lake City, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

Veacherholdings LLC, a Utah Limited liability company


Grantee(s), of Eagle, Ada County, State of Idaho, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

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

Witness the hand(s) of said Grantor(s) this 28 day of April, 2022.

Browning Land Holdings, LLC, a Utah
Limited Liability Company

Limited Liability Company


 Jeffrey Merchant, Managing Member

STATE OF Utah

COUNTY OF Salt Lake :ss)

The foregoing instrument was acknowledged before me the 28 day of April, 2022 by Jeffrey Merchant as Managing Member of Browning Land Holdings, LLC, a Utah limited liability company.

liability company.

Ami Matra
Notary Public



EXHIBIT "A"

PARCEL 1:

Beginning at the intersection of the East right of way line of 2000 East Street and the South right of way of Lee Way Circle, said point being South 00°04'05" East 942.49 feet and North 89°55'55" East 33.00 feet from the Northwest Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence along said South right of way North 88°54'00" East 193.04 feet; thence South 07°09'15" East 21.32 feet; thence South 82°50'45" West 33.50 feet; thence South 07°09'15" East 60.40 feet; thence South 89°22'43" West 40.65 feet; thence South 00°37'10" East 117.60 feet; thence North 89°22'50" East 54.08 feet; thence North 00°37'10" West 19.23 feet; thence South 89°38'27" East 63.40 feet; thence South 07°09'15" East 48.08 feet; thence South 89°59'25" West 253.55 feet to a point on said East right of way; thence along said East right of way North 00°04'05" West 227.92 feet to the point of beginning.

LESS AND EXCEPTING FROM PARCEL 1, that portion conveyed to Salt Lake County, a body corporate and politic of the State of Utah by that certain Warranty Deed recorded December 1, 2014 as Entry No. 11953393 in Book 10278 at Page 2732 of Official Records, being a parcel of land situated in the W1/2 of the NW1/4 of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 00°04'05" East 1169.52 feet along the section line for the Northwest Corner of Section 27, Township 1 South, Range 1 East, SLB&M; and running thence North 86°40'55" East 33.05 feet to a point on the East Right of Way line of 2000 East Street; thence South 00°04'05" East 1.70 feet along said East Right of Way line; thence South 89°37'49" West 33.00 feet to the point of beginning.

Situated in Salt Lake County, State of Utah

PARCEL 2:

Beginning at a point on the South right of way of Lee Way Circle, said point being South 00°04'05" East 942.49 feet and North 89°55'55" East 33.00 feet and North 88°54'00" East 193.04 feet from the Northwest Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence along said South right of way North 88°54'00" East 31.68 feet; thence South 07°09'15" East 185.93 feet; thence North 89°38'27" West 63.40 feet; thence South 00°37'10" East 19.23 feet; thence South 89°22'50" West 54.08 feet; thence North 00°37'10" West 117.60 feet; thence North 89°22'43" East 40.65 feet; thence North 07°09'15" West 60.40 feet; thence North 82°50'45" East 33.50 feet; thence North 07°09'15" West 21.32 feet to the point of beginning.

PARCEL 2A:

A perpetual, non-exclusive Right of Way Easement appurtenant to Parcel 2 as disclosed in that certain Right of Way Easement (Ingress and Egress) recorded January 26, 2015 as Entry No. 11981612 in Book 10290 at Page 9893 of Official Records, being a 27 foot wide access easement located in the Northwest Quarter of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South right of way line of Lee Way Circle Subdivision, said point being South 00°04'05" East 916.53 feet along the Section Line and East 223.25 feet from the Northwest Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 88°30'00" East 27.13 feet along said South right of way line; thence South 07°09'15" East 22.58 feet to a point on the South property line of Grantor's property; thence South 88°54'00" West 27.15 feet along said South property line; thence North 07°09'15" West 22.39 feet to the point of beginning.

Situated in Salt Lake County, State of Utah