

Mail Recorded Deed and Tax Notice To:  
Investment Realty Advisors  
7200 South 411 West  
Suite 201  
Midvale, Utah 84047

13950655 B: 11338 P: 2724 Total Pages: 5  
05/11/2022 04:12 PM By: slang Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



158504-MLY

TAX ID: 16-16-426-065

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## WARRANTY DEED

1805 E, LLC, a Utah limited liability company

**GRANTOR(S)** of Midvale, State of Utah, hereby Conveys and Warrants to

Robert Hanks as to an undivided 25% interest and Wendy Hanks as to an undivided 25% interest and JC Capital Partners, LLC, a Utah limited liability company as to an undivided 50% interest

**GRANTEE(S)** of Midvale, 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 Attached Exhibit "A"

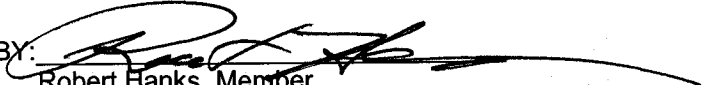
**TAX ID NO.:** 16-16-426-065 (for reference purposes only)

**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 11<sup>th</sup> day of May, 2022.

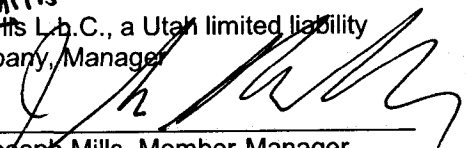
1805 E, LLC, a Utah limited liability company


BY:   
Robert Hanks, Member

BY:   
Wendy Hanks, Member

JC Capital Partners, LLC, a Utah limited liability company as Manager-Member for 1805 E, LLC, a Utah limited liability company


BY: JJ <sup>Mills</sup> ~~Mills~~ L.L.C., a Utah limited liability company, Manager

BY:   
Joseph Mills, Member-Manager

BY:   
Janna Lynn Mills, Member-Manager

BY: CSWPAW L.L.C., a Utah limited liability company, Manager

BY:   
Cory Waddoups, Member-Manager

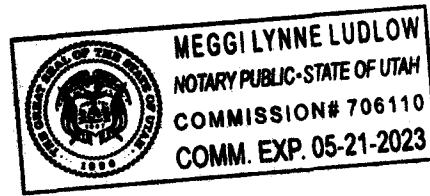
BY:   
Pattyanne Waddoups  
Member-Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Robert Hanks, 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 1805 E, LLC, a Utah limited liability company

Meggy Ludlow  
Notary Public

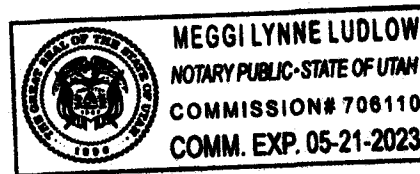


STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Wendy Hanks, 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 1805E, LLC, a Utah limited liability company

Meggy Ludlow  
Notary Public

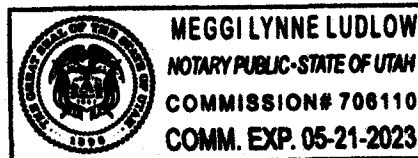


STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Joseph Mills, 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 JJ Mills, L.L.C., a Utah limited liability company.

Meggy Ludlow  
Notary Public



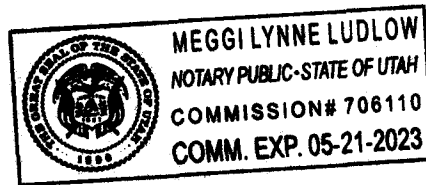
STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Janna Lynn Mills, 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 JJ Mills, L.L.C., a Utah limited liability company.

*Meggy Ludlow*

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Cory Waddoups, 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 CSWPAW, L.L.C., a Utah limited liability company.

*Meggy Ludlow*

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of May, 2022, before me, personally appeared Pattyanne Waddoups, 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 CSWPAW, L.L.C., a Utah limited liability company.

*Meggy Ludlow*

Notary Public



PROPOSED PARCEL 1:

A PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED MARCH 31, 2021 AS ENTRY NO. 13616752 SITUATE IN LOT 11, BLOCK 8, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 11, BLOCK 8, SAID POINT ALSO BEING SOUTH 89°46'36" WEST ALONG SAID NORTH LINE 681.20 FEET (WEST, RECORD) FROM THE NORTHEAST CORNER OF SAID LOT 11, AND RUNNING THENCE SOUTH 0°28'29" EAST 21.26 FEET; THENCE SOUTH 89°55'03" WEST 0.47 FEET TO A POINT ON A WOOD FENCE; THENCE ALONG SAID FENCE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 1°09'30" EAST 22.82 FEET, 2) SOUTH 0°02'31" WEST 16.35 FEET; THENCE SOUTH 0°35'47" EAST 58.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF DOWNINGTON AVENUE; THENCE SOUTH 89°46'33" WEST ALONG SAID RIGHT OF WAY LINE 51.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1800 EAST STREET; THENCE NORTH 0°11'49" EAST ALONG SAID RIGHT OF WAY LINE 119.13 FEET (SOUTH 119.05, RECORD) TO A POINT ON SAID NORTH LINE OF SAID LOT 11; THENCE NORTH 89°46'36" EAST ALONG SAID NORTH LINE 49.94 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL CONTAINS: 5,999 SQUARE FEET OR 0.138 ACRES.