

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:

Grantee
1099 Killyon's Lane
Salt Lake City, UT 84108

13992846 B: 11360 P: 5482 Total Pages: 3
07/29/2022 03:54 PM By: pspencer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
1092 E SOUTH UNION AVENUE MIDVALE, UT 840472902

WARRANTY DEED

ITS File No.: 91855
PIN: 21-01-376-011

MAGANA ENTERPRISES, LLC, a Utah limited liability company, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

IT WILL ALL WORK OUT, LLC, a Utah limited liability company, as to an undivided 75% interest
and IJDM ENTERPRISES, LLC, a Utah limited liability company, as to an undivided 25% interest,
Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake
County, State of Utah, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

WITNESS the hand of said grantor, this 29th day of July, 2022.

MAGANA ENTERPRISES, LLC, a Utah limited liability company

BY:

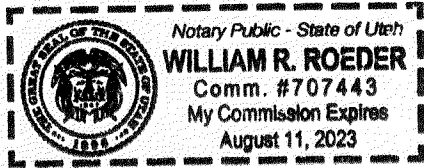

Schafer Magana
Manager

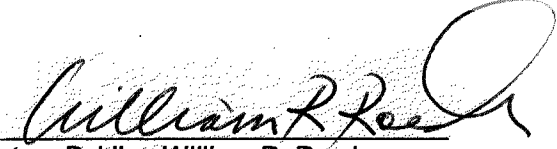
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 29th of July, 2022, personally appeared before me Schafer Magana who being duly sworn did say that he is the Manager of MAGANA ENTERPRISES, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Schafer Magana acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.




Notary Public - William R. Roeder

Commission Expires: 8/11/2023

Commission No.: 707443

EXHIBIT "A"

BEGINNING 305.06 FEET NORTH AND 1454.68 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 86°37'00" EAST 229.23 FEET; THENCE NORTH 00°02'19" EAST 173.99 FEET; THENCE NORTH 00°06'13" EAST 165.27 FEET; THENCE SOUTH 86°37'55" EAST 285.55 FEET, MORE OR LESS; THENCE SOUTH 05°30'00" WEST 295.10 FEET; THENCE NORTH 85°30'00" WEST 33 FEET; THENCE SOUTH 03°24'00" WEST 174.80 FEET; THENCE NORTH 87°53'00" WEST 89.50 FEET; THENCE WEST 84.15 FEET; THENCE SOUTH 109.50 FEET; THENCE WEST 104.06 FEET, MORE OR LESS; THENCE NORTH 180 FEET; THENCE WEST 184.55 FEET; THENCE NORTH 13°14'00" EAST 84.95 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND LYING SOUTH AND EAST OF THAT CERTAIN AGREED UPON BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JUNE 02, 2005 AS ENTRY NO. 9392989 IN BOOK 9139 AT PAGE 6352 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN EXISTING CHAIN LINK FENCE AT A POINT NORTH 89°47'36" WEST 286.214 FEET AND NORTH 266.058 FEET FROM A POINT ON THE NORTH RIGHT OF WAY LINE OF 4800 SOUTH STREET, SAID POINT BEING THE NORTHWEST CORNER OF THE INTERSECTION OF SAID 4800 SOUTH STREET AND CHERRY STREET, AS SHOWN ON THE DEDICATION PLAT OF CHERRY STREET AND RECORDED IN BOOK H OF PLATS AT PAGE 82, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID NORTHWEST CORNER OF SAID INTERSECTION BEING SOUTH 0°03'56" EAST 145.337 FEET AND NORTH 89°47'36" WEST 831.778 FEET AND NORTH 0°12'34" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID QUARTER CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 8, SECTION 1); AND RUNNING THENCE SOUTH 86°08'48" EAST, 100.60 FEET, ALONG SAID FENCE, TO A CHAIN LINK FENCE CORNER; THENCE NORTH 3°40'05" EAST, 175.64 FEET, ALONG SAID FENCE TO A CHAIN LINK FENCE CORNER; THENCE SOUTH 85°53'36" EAST, 31.47 FEET, ALONG SAID FENCE TO AN EXISTING FENCE CORNER; THENCE SOUTH 65°31'08" EAST, 6.83 FEET AND TERMINATING.

BASIS OF BEARING: ALONG STREET MONUMENT LINE OF 4800 SOUTH STREET BEING SOUTH 89°47'36" EAST, AS SURVEYED.

FOR INFORMATIONAL PURPOSES ONLY: PARCEL IDENTIFICATION NO. 21-01-376-011.