

Mail Recorded Deed and Tax Notice To:  
Ville 9, LLC, a Utah limited liability company  
9306 S 1300 West  
West Jordan, UT 84088

14008799 B: 11368 P: 7803 Total Pages: 5  
08/30/2022 03:08 PM By: adavis 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



File No.: 161041-RCP

## WARRANTY DEED

This Warranty Deed is made and executed by Village 21, LLC, a Utah limited liability company and Ville 9, LLC, a Utah limited liability company.

### RECITALS

1. Village 21, LLC, A Limited Liability Company of the State of Utah, is the owner of that certain property located in Salt Lake County, State of Utah described in Exhibit A:
2. Ville 9, LLC, A Limited Liability Company of the State of Utah is the owner of that certain property located in Salt Lake County, State of Utah described in Exhibit B:

Village 21 LLC, a Utah limited liability company

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

Ville 9, LLC, a Utah limited liability company

**GRANTEE(S)** of West Jordan, 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**

08-26-259-021 and

**TAX ID NO.:** 08-26-259-022 (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]*

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING WITHIN BLOCK 68, KINNEY AND GOURLAY'S IMPROVED CITY PLAT, WHICH IS RECORDED AND ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 'A', PAG-E 89. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 68, KINNEY AND GOURLAY'S

IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 'A', PAGE 89; SAID POINT OF BEGINNING BEING SOUTH 89°58'50" WEST 143.79 FEET, AND NORTH 0°10'22" WEST 214.08 FEET FROM A FOUND 1" ROUND TOP BRASS MONUMENT IN A RING & LID AT THE INTERSECTION OF 900 WEST STREET AND 1000 NORTH STREET; AND RUNNING THENCE SOUTH 89°58'50" WEST 140.64 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°10'22" WEST 250.19 FEET ALONG THE WEST LINE OF LOTS 1 TO 5; THENCE NORTH 89°58'50" EAST 40.21 FEET ALONG A PORTION OF THE NORTH LINE OF LOT 5;

THENCE NORTH 0°10'22" WEST 150.08 FEET ALONG THE WEST LINE AND THE EXTENSION THEREOF OF LOT 7 TO THE SOUTH RIGHT OF WAY LINE FOR 1100 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°58'50" EAST 44.86 FEET TO THE INTERSTATE 15 SOUTH BOUND OFF RAMP RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID INTERSTATE 15 SOUTH BOUND OFF RAMP RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) SOUTH 20°59'09" EAST 156.37 FEET;
- (2) SOUTH 21°21'53" EAST 58.08 FEET TO A POINT OF CURVATURE FOR A 1,422.42 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 69°09'39" WEST;
- (3) SOUTHERLY ALONG THE ARC OF SAID CURVE 89.74 FEET, HAVING A CHORD THAT BEARS SOUTH 19°01'54" EAST 89.72 FEET TO THE EAST RIGHT OF WAY LINE FOR 900 WEST STREET;

THENCE SOUTH 0°10'20" EAST 15.25 FEET ALONG SAID 900 WEST STREET RIGHT OF WAY LINE; THENCE SOUTH 89°58'50" WEST 50.00 FEET TO THE WEST RIGHT OF WAY LINE FOR 900 WEST STREET; THENCE SOUTH 0°10'22" EAST 100.08 FEET ALONG SAID 900 WEST RIGHT OF WAY LINE TO THE POINT-OF BEGINNING.

#### **Parcel Consolidation**

The purpose of this warranty deed is to consolidate the owner's existing parcels of land & accompanying legal descriptions into one combined overall tract of land & legal description.

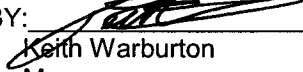
Dated this 5th day of August, 2022.

Village 21 LLC, a Utah limited liability company

BY: 

Keith Warburton  
Manager

Ville 9, LLC, a Utah limited liability company

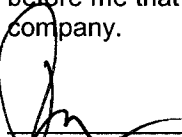
BY:   
Keith Warburton  
Manager

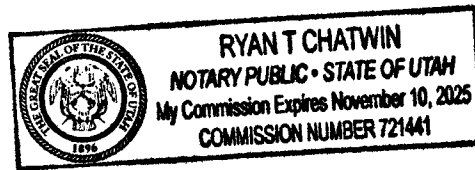
STATE OF UTAH

COUNTY OF UTAH

29<sup>th</sup>

On this ~~4<sup>th</sup>~~ day of August, 2022, before me, personally appeared Keith Warburton, 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 Village 21 LLC, a Utah limited liability company.

  
Notary Public

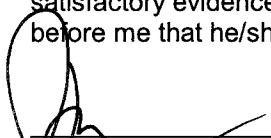


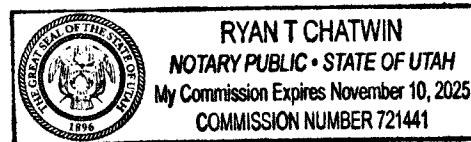
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Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 3, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the vacated street abutting on the East thereof.

LESS AND EXCEPTING the South 18.50 feet of said Lot 3.

ALSO:

Lot 4, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the vacated street abutting on the East thereof.

ALSO:

Lot 5, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the vacated street abutting on the North and East thereof.

ALSO:

Lot 6, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

ALSO:

Lot 7, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING from all of the above any portion lying within the bounds of the State Road.

**Exhibit B:**

Tax ID No. 08-26-259-021

Lots 1 and 2, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

ALSO:

The South 18.5 feet of Lot 3, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the vacated street abutting on the East thereof.

LESS AND EXCEPTING any portion lying within the bounds of the State Road