

Vanguard Title Insurance Agency  
Mail Tax Notices to Grantee and  
**WHEN RECORDED RETURN TO:**  
Chicago St Townhomes LLC  
650 S 500 W #449  
Salt Lake City, UT 84101

14036338 B: 11382 P: 6685 Total Pages: 2  
10/31/2022 10:45 AM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VANGUARD TITLE INSURANCE AGENCY, LLC - UNION PA  
6925 S UNION PARK CTR STE 400MIDVALE, UT 840476001

File No.: 73945-MK

## WARRANTY DEED

GRANTOR(S): **La Jolla Pacific Investments, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Chicago St Townhomes LLC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

**Parcel 1:**

Commencing 1 foot West and 38.75 feet South of the Northwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence East 124.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet to the point of commencement.

Tax ID 08-35-456-009

**Parcel 2:**

Commencing at a point 208-3/4 feet North from the Southwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, and running thence West 1 foot; thence North 41-1/4 feet; thence East 124 feet; thence South 41-1/4 feet; thence West 123 feet to the place of beginning.

**Parcel 2A:**

Together with a perpetual right of way over the following described land to-wit:  
Commencing at a point 123 feet East from the Southwest corner of Lot 2, BLOCK, PLAT AND SURVEY aforesaid, and running thence East 9 feet; thence North 40 rods; thence West 9 feet; thence South 40 rods to the place of beginning.

Tax ID 08-35-456-010

**Parcel 3:**

Commencing 451.25 feet South from the Northwest corner of Lot 7, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence East 123.0 feet; thence South 41.25 feet; thence West 124.0 feet; thence North 41.25 feet; thence East 1.0 feet to the point of commencement.

Tax ID 08-35-456-011

**Parcel 4:**

Commencing 1 foot West and 81.0 feet North from the Southwest corner of Lot 2, BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY; and running thence North 86.5 feet; thence East 124.0 feet; thence South 86.5 feet; thence West 124.0 feet to the point of commencement.

Tax ID 08-35-456-012

**Parcel 5:**

Commencing at the Southwest Corner of Lot 2, BLOCK 57, Plat "C", SALT LAKE CITY SURVEY, and running thence East 66 Feet; thence North 81 feet; thence West 67 feet; thence South 81 Feet;

thence East 1 foot to the point of Beginning. Situated within the Corporate limits of Salt Lake City, Utah.

Tax ID 08-35-456-013

**Parcel 6**

Beginning at a point 42 feet West from the Southeast corner of Lot 2, BLOCK 57, Plat "C", SALT LAKE CITY SURVEY and running thence West 57 feet; thence North 81 feet; thence East 57 feet; thence South 81 feet to the place of beginning.

**Parcel 6A:**

Together with a perpetual right-of-way over the following described tract of Land, to-wit: Commencing at a point 33 feet West from the Southeast corner of said Lot 2, Block, Plat and Survey aforesaid, and running thence West 9 feet; thence North 40 rods; thence East 9 feet; thence South 40 rods to the place of Beginning.

Tax ID 08-35-456-014

Tax Parcel No.: 08-35-456-009, 08-35-456-010, 08-35-456-011, 08-35-456-012, 08-35-456-013 and 08-35-456-014

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 28<sup>th</sup> day of OCTOBER, 2022.

La Jolla Pacific Investments, LLC

BY: Michael C. Stettner  
Michael C. Stettner, Managing Member

California  
State of ~~Utah~~ }  
                                  }ss.  
Placer  
County of ~~Salt Lake~~ }

On this 28 day of October, 2022, personally appeared before me Michael C. Stettner, Managing Member of La Jolla Pacific Investments, LLC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Laura Orozco  
Notary Public

