

14067966 B: 11398 P: 7718 Total Pages: 2  
02/01/2023 01:17 PM By: salvarado Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: KEN LAW  
3871 MONARCH DRIVE BOUNTIFUL, UTAH 84010



**WARRANTY DEED**

**Dragon Diner Cuisine Restaurant, Inc.** a corporation organized and existing under the laws of the state of Utah, with its principal office at 1331 East 3900 South, Salt Lake City, UT 84124, grantor,

hereby CONVEY(S) AND WARRANT(S) to

Dennis Lui and Ken Law, grantee,

of UT

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Salt Lake County, Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

Serial Number: 16-32-430-012 and 16-32-430-010

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27<sup>th</sup> day of January, 2023

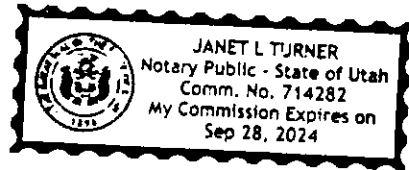


Dennis Lui



Ken Law

Subscribed and sworn to before me  
this 27 day of January, 20 23  
Notary Janet Turner



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**  
BEGINNING AT A POINT 154.88 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 23, TEN ACRE PLAT "A", BIG FIELD SURVEY; AND RUNNING THENCE NORTH 75 FEET; THENCE EAST 11 1/2 RODS; THENCE SOUTH 75 FEET; THENCE WEST 11 1/2 RODS TO THE POINT OF BEGINNING.

**PARCEL 2:**  
BEGINNING AT A POINT ON THE NORTH LINE OF 3900 SOUTH STREET 109.75 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 23, TEN ACRE PLAT "A" BIG FIELD SURVEY; SAID POINT ALSO COMMENCING ON THE NORTH LINE OF 3900 SOUTH STREET 109.75 FEET EAST FROM THE EAST LINE OF 1300 EAST STREET; AND RUNNING THENCE EAST ALONG 3900 SOUTH STREET 80.0 FEET; THENCE NORTH 154.88 FEET; THENCE WEST 80.0 FEET; THENCE SOUTH 154.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**  
PART OF AN ENTIRE TRACT OF LAND SITUATE IN LOT 2, BLOCK 23, TEN ACRE PLAT "A" BIG FIELD SURVEY IN SALT LAKE COUNTY, UTAH, FOR HIGHWAY PURPOSES KNOWN AS PROJECT NO. CR-220(4). THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS DISTANT EAST 109.75 FEET FROM THE SOUTHWEST CORNER OF LOT 2; AND RUNNING THENCE EAST 80.00 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 20.0 FEET ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 80.00 FEET TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 20.0 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Serial Number: 18-32-430-012 and 18-32-430-010

~~BK 10849 PG 7220~~