

Mail Recorded Deed & Tax Notice To:
Lima Echo Echo, LLC, a Utah limited liability company
625 S State Street, Unit D
Salt Lake City, UT 84111

14073797 B: 11401 P: 7938 Total Pages: 4
02/17/2023 04:30 PM By: ECarter 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.: 159275-TOM

WARRANTY DEED

Lima Echo Echo, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Lima Echo Echo, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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

TAX ID NO.: 15-13-206-005 and 15-13-206-008 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

This instrument is being executed to consolidate County Tax Parcels.

[Signature on following page]

Dated this 2/17/2023.

Lima Echo Echo, LLC, a Utah limited liability company

BY: ^{Signed with Stavvy:} Thomas Lee
Thomas Lee
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 2/17/2023, before me, personally appeared Thomas Lee, 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 Lima Echo Echo, LLC, a Utah limited liability company.

^{Signed with Stavvy:} Jessica Barney
Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A

EXISTING LEGAL DESCRIPTIONS

Parcel 1:

Lots 51 and 52, BURR OAK ADDITION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH one-half of the vacated alley abutting on the West, recorded May 29, 1950 as Entry No. 1201749 in Book 768 at Page 604 of official records.

LESS AND EXCEPTING THEREFROM that portion of subject property conveyed to Salt Lake City, a municipal corporation of the State of Utah by that certain Quit-Claim Deed recorded March 1, 1971 as Entry No. 2373217 in Book 2939 at Page 496, and being more particularly described as follows:

Beginning at the Northeast corner of Lot 52, Burr Oak Addition, a subdivision of part of Block 9, Five Acre Plat "A", Big Field Survey, and running thence South 00°01'06" East 55.5 feet; thence West 15.0 feet; thence North 00°01'06" West 55.5 feet; thence East 15.0 feet to the point of beginning.

Parcel 2:

The East 1/2 of Lot 48 and all of Lots 49 and 50, BURR OAK ADDITION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH 1/2 of the vacated alley abutting on the East.

ALSO:

The West 110 feet of Lots 53 and 54, Burr Oak Addition, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH 1/2 of the vacated alley abutting on the West.

COMBINED LEGAL DESCRIPTION

A part of the BURR OAK ADDITION, A Subdivision of Lot 17, Block 9, 5 Acre Plat "A" Big Field Survey, recorded on September 22, 1891 as Map File No. 43637 in the office of the Salt Lake County Recorder, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way of 300 West Street, the Basis of Bearing being $S0^{\circ}01'06''E$ along the Monument line of said 300 West Street between two found monuments at the intersections of Andrew Avenue and 1700 South Street, said point also being located on the Northerly right-of-way of said Andrew Avenue, said point also being located West 15.00 feet from the southeast corner of Lot 51 of said BURR OAK ADDITION, A Subdivision of Lot 17, Block 9, 5 Acre Plat "A" Big Field Survey, recorded on September 22, 1891 as Map File No. 43637 in the office of the Salt Lake County Recorder, said point also being $S89^{\circ}54'13''W$ 57.03 feet along the Monument line and $N0^{\circ}05'47''E$ 16.50 feet from the centerline monument located at the intersection of Andrew Avenue & 300 West Street; running thence westerly along said Subdivision line $N89^{\circ}54'13''W$ 193.22 feet to the westerly line of the easterly 1/2 of Lot 48 of said Subdivision; thence northerly along said westerly line $N0^{\circ}05'47''E$ 110.50 feet to a point located on the southerly right-of-way of 1500 South Street; thence easterly along said right-of-way $S89^{\circ}54'13''E$ 193.00 feet to a point on said westerly right-of-way of said 300 West Street; thence southerly along said right-of-way $S0^{\circ}01'06''E$ 110.50 feet to the point of beginning.

Contains: 21338± Sq. Feet or 0.49± Acres