

14112305 B: 11422 P: 9206 Total Pages: 3
05/31/2023 04:30 PM By: avice 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

Mail Recorded Deed & Tax Notice To:
Platform 1500 LLC, a Utah limited liability company
223 W. 700 S.
Salt Lake City, UT 84101



File No.: 164300-CAM

WARRANTY DEED

The Lee Group LLC, a Utah limited liability company, successor by conversion to Lima Echo Echo, LLC, a Utah limited liability company,

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

Platform 1500 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

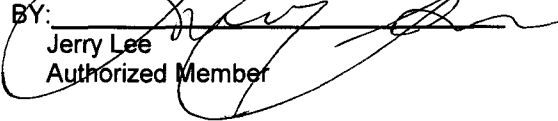
TAX ID NO.: 15-13-206-009 (for reference purposes only)

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.

[Signature on following page]

Dated this 31st day of May, 2023.

The Lee Group LLC, a Utah limited liability company, successor by conversion to Lima Echo Echo, LLC, a Utah limited liability company

BY: 
Jerry Lee
Authorized Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 31st day of May, 2023, before me, personally appeared Jerry 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 The Lee Group LLC, a Utah limited liability company, successor by conversion to Lima Echo Echo, LLC, a Utah limited liability company.


Notary Public



EXHIBIT A
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 $N89^{\circ}54'13''W$ 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.