

14120558 B: 11427 P: 3599 Total Pages: 2
06/22/2023 02:54 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HIGHLAND TITLE
6622 S 1300 ESALT LAKE CITY, UT 84121

Mail Tax Notices To and After Recording Return To:

Blue Tarp
%7525 Union Park Avenue
Midvale, Utah 84047

SPECIAL WARRANTY DEED

JNG Investments, LLC, a Utah Limited Liability Company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Blue Tarp Solutions, LLC, a Utah Limited Liability Company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

Beginning at a point in the center of HIGHLAND DRIVE, 1268.3 feet North and 239.79 feet West, more or less, from the present location of the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 79°41' East 291.3 feet, thence North 100 feet; thence North 79°40' West 289 feet, more or less, to the center of said Highland Drive, thence South 1°31' West 100 feet, more or less, to the place of beginning.

Together with a right of way described as follows:

Beginning at a point in the center of HIGHLAND DRIVE, 1,268.3 feet North and 239.79 feet West, more or less, from the present location of the Southwest Corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 79°40' East 291.3 feet, thence South 30 feet; thence North 79 degrees 40 minutes West 291.3 feet, more or less, to the center of HIGHLAND DRIVE; thence North 1°31' East 30 feet to the beginning.

TAX ID #: 22-09-433-001

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. HIGHLAND TITLE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

WITNESS, the hand of said grantor this 1st day of June, 2023.

JNG Investments, LLC,
a Utah Limited Liability Company

BY:

Jose N. Gonzales
Managing Member

State of Utah
County of Salt Lake

On this 21 day of June, 2023, personally appeared before me, the undersigned Notary Public, personally appeared Jose N. Gonzales, Managing Member of JNG Investments, LLC., a Utah Limited Liability Company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public

My commission expires: July 23, 2025

