

14120978 B: 11427 P: 5870 Total Pages: 3
06/23/2023 02:17 PM By: csummers 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:

Oquendo Investments LLC, a Utah limited liability company
1845 E. Meadow Drive
Cottonwood Heights, UT 84121



File No.: 169943-JHP

WARRANTY DEED

Joshua Paul Chamberlain, a single man,

GRANTOR(S), of Midvale, State of Utah, hereby Conveys and Warrants to

Oquendo Investments LLC, a Utah limited liability company,

GRANTEE(S), of Cottonwood Heights, 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:

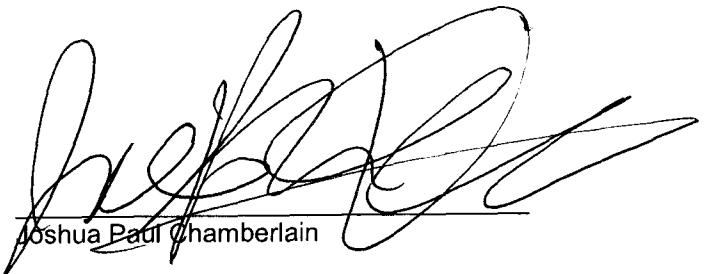
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-30-403-068 (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 23rd day of June, 2023.

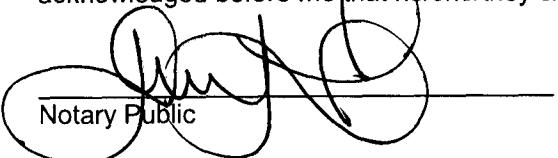


Joshua Paul Chamberlain

STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of June, 2023, before me, personally appeared Joshua Paul Chamberlain, 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.



Notary Public

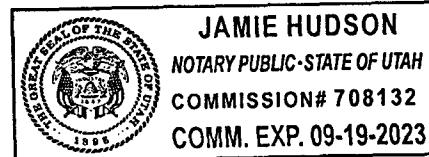


EXHIBIT A
Legal Description

All of Lot 2, RICHARD ALLRED SUBDIVISION FINAL PLAT, according to the official plat thereof recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH:

A non-exclusive easement and right of way as described in instrument recorded October 14, 2005 as Entry No. 9523441 and June 11, 2021 as Entry No. 13689087 and shown on the Richard Allred Subdivision Final Plat, described as follows:

Beginning at a point 44.58 rods East and 8.7 rods South from the center of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being the Northwest corner of Lot 2 of said Subdivision, and running thence South 544.22 feet to the center of 7500 South Street; thence North 89° West along the centerline of said street, 16 feet; thence North 544.22 feet; thence East 16 feet to the point of beginning.