

MAIL TAX NOTICES TO GRANTEE(S) AT:
449 SURREYRUN ROAD
MURRAY UT 84107



Property Reference Information:

Tax Parcel No(s): **28-01-101-017**

Property Address(es) (if any):

3611 EAST GOLDEN OAKS DRIVE, COTTONWOOD HEIGHTS, UT 84121

SPECIAL WARRANTY DEED

SALT LAKE WARRIOR, LLC,("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under Grantor to

M AND H COMPANY LLC, a Utah limited liability company ("Grantee(s)")

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by special warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for Reference Purposes:

File No.: **SL54062CE**

County Parcel No(s): **28-01-101-017**

Property Address(es):

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EXHIBIT "A"
Legal Description

BEGINNING AT A THE NORTHEAST CORNER OF LOT 14, GOLDEN HILLS NO. 11, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, SAID POINT BEING NORTH 89°14'05" EAST 740.40 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°46' EAST 130.00 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, (THE RADIUS POINT OF WHICH IS NORTH 0°46' WEST 15.00 FEET;) A DISTANCE OF 13.62 FEET; THENCE CONTINUING NORTHWESTERLY ON A CURVE TO THE LEFT, (THE RADIUS POINT OF WHICH IS SOUTH 15°15'12" WEST 50.0 FEET) A DISTANCE OF 58.86 FEET; THENCE NORTH 16°11'34" WEST 110.80 FEET; THENCE NORTH 89°14'05" EAST 94.00 FEET TO THE POINT OF BEGINNING.