

MAIL TAX NOTICES TO:
Principal Development, LLC
2157 Lincoln Street
Salt Lake City, UT 84106

Order No.: FTUT2302541-MB

APN/Parcel ID(s) 15-25-226-015

SPECIAL WARRANTY DEED

J & S Properties, L.L.C., a Utah Limited Liability Company, Grantor, of Salt Lake City, Utah hereby conveys and warrants against all who claim by, through, or under Grantor to, Principal Development, LLC, Grantee, of 2157 Lincoln Street, Salt Lake City, UT 84106, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract(s) of land in County of Salt Lake, State of Utah, to wit:

For APN/Parcel ID(s): 15-25-226-015

Beginning on the West line of West Temple Street at a point which is North 0°03'40" East along the block line 30.00 feet (calibrated) from the Southeast Corner of Lot 12, Block 34, TEN ACRE PLAT "A", BIG FIELD SURVEY, Salt Lake County, Utah, and running thence North 0°03'40" East along the block line 186.76 feet (calibrated) to a point which is South 0°03'40" West 358.27 feet (calibrated) from the Northeast corner of said Lot 12; thence South 89°59'51" West, parallel with the South line of said Lot 12, 198.49 feet (calibrated); thence South 0°06'42" West parallel with the West line of said Lot 12, 186.76 feet (calibrated); thence North 89°59'51" East 198.65 feet (calibrated) to the point of beginning.

Together with a right-of-way over the following described tract of land:

Beginning on the West line of West Temple Street at the Southeast Corner of Lot 12, Block 34, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'40" East along the Block line 30 feet; thence South 89°59'51" West 198.65 feet; thence South 0°06'42" West 30 feet to the South line of said Lot 12; thence North 89°59'51" East 198.65 feet to the point of beginning.

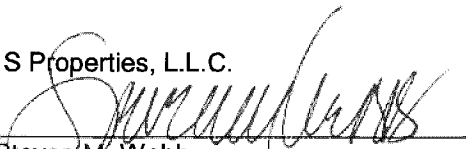
Subject to:

Easements, restrictions, and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

J & S Properties, L.L.C.

BY: 
Steven M. Webb
Manager

BY: 
Scott T. Webb
Manager

State of UTAH

County of SALT LAKE

On this 7th day of August, in the year 2023 personally appeared before me, Steven M. Webb and Scott T. Webb whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that they are the Managers of J & S Properties, L.L.C., a Utah limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Steven M. Webb and Scott T. Webb acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

