

WHEN RECORDED, RETURN TO:

LJRGFCO, L.L.C.  
775 N. Warm Springs Rd.  
Salt Lake City, UT 84115  
Attention: Lynn Wall

## **QUIT CLAIM DEED**

**SALT LAKE CITY CORPORATION**, a Utah municipal corporation, whose address is 451 S. State Street, Room 425, Salt Lake City, Utah 84111 (“Grantor”), hereby quit claims to **LJRGFCO, L.L.C.**, a Utah limited liability company, whose address is 775 N. Warm Springs Rd. Salt Lake City, UT 84116 (“Grantee”), for the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its right, title and interest in and to the real property (the “Real Property”) more particularly described on Exhibit A attached hereto and incorporated herein.

EXCEPTING AND RESERVING unto the Grantor a non-exclusive perpetual easement in, upon, over, under, and across the entire Real Property described above (the “Easement Area”) for the construction, operation, and continued maintenance, repair, alteration, inspection and replacement of a current or future water, sewer, storm drainage pipes and/or street lights together with all facilities attendant thereto, including any and all other related equipment and improvements (collectively, the “Facilities”), in, upon, over, under, across and through the Real Property, together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby reserved, and all rights and privileges incident thereto (collectively, the “Easement”). Such Easement is subject to the terms and conditions of the Easement Agreement by and between Grantor and Grantee to be recorded concurrently with this Quit Claim Deed.

DATED this Oct. 30, 2023.

Salt Lake City Corporation,  
a municipal corporation

RECORDED

NOV 01 2023

CITY RECORDER

ATTEST:  
Salt Lake City Recorder's Office

  
M. B. Beny  
City Recorder

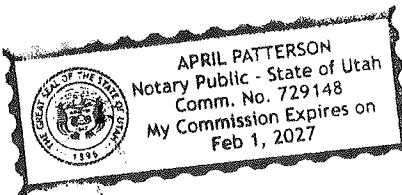
Minutes & Records Clerk

STATE of UTAH )  
: ss.  
COUNTY of SALT LAKE )

On this 20 day of Oct., 2023, personally appeared before me Erin Mendenhall, 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 she is the Mayor of Salt Lake City Corporation, and that said document was signed by her in behalf of said Corporation and said individual acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

  
NOTARY SIGNATURE



**EXHIBIT A**

**Legal Description**

Real property located in Salt Lake County, Utah, more particularly described as follows:

A portion of a Salt Lake City Street (800 North Street) lying and situate in the Southeast Quarter of Section 26, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, State of Utah, being more particularly described as follows:

**COMMENCING** at the found Street monument at the intersection of 700 West Street and 800 North Street; thence North  $89^{\circ}59'29''$  West 64.00 feet along the 800 North Street monument line to the **POINT OF BEGINNING**; thence South  $00^{\circ}00'55''$  East 67.86 feet to the northeast corner of Lot 6, Block 98, Plat 'C', Salt Lake City Survey; thence North  $89^{\circ}59'29''$  West 333.03 feet along said South line of 800 North Street, also being the north line of said Block 98, to the easterly right-of-way line projection from two found right-of-way monuments for Interstate 15, Utah Department of Transportation Project #I-15-7-26(307); thence North  $30^{\circ}36'26''$  West 78.85 feet along said easterly line to the monument line of 800 North Street; thence South  $89^{\circ}59'29''$  East 373.16 feet along said monument line to the **POINT OF BEGINNING**.

Contains 23,961 square feet / 0.550 acres.