

WHEN RECORDED MAIL TAX NOTICE TO:
Fullmer Investments, LLC
1844 East Claybourne Ave
Salt Lake City, Utah 84106

14190283 B: 11464 P: 3485 Total Pages: 3
12/29/2023 01:47 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARTISAN TITLE
6330 S 3000 E STE 670SALT LAKE CITY, UT 841213556

WARRANTY DEED

MOUNTAIN KNOCK OUT, LLC

Grantor,

of SOUTH SALT LAKE , County of SALT LAKE , State of Utah
hereby CONVEY and WARRANTY to

Fullmer Investments, LLC

Grantee,

of SOUTH SALT LAKE , County of SALT LAKE , State of Utah, for the sum of TEN DOLLARS and other
good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit


See Attached Exhibit "A"

15-24-477-001, 15-24-477-028

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2023 taxes and thereafter.

WITNESS the hand of said grantor, this 20th day of December , 2023

Mountain Knock Out, LLC


By: Barton Forsyth, Member


By: Mindy Forsyth, Member

STATE OF Virginia)
COUNTY OF Arlington) :ss

On the 20th day of December, 2023, personally appeared before me Barton Forsyth and Mindy Forsyth the Managers of Mountain Knock Out, LLC the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

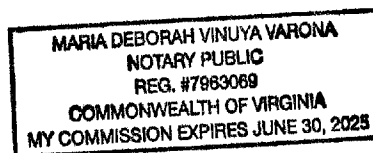


EXHIBIT "A"

Parcel 1:

Lots 26 and 27, Block 2, SOUTHGATE PARK PLAT "C", according to the official plat thereof on file and of record in the office of the County Recorder of said County.

Parcel 2:

Beginning at a point which is 574.2 feet North 00°00'28" West 773.78 feet North 89°57'25" West of a monument at the center of 2700 South Street and West Temple, said point also being the Northwest corner of Lot 26, Block 2, of the Southgate Park Plat "C", and running thence South 00°02'57" West 115.20 feet along the property line to the Southwest corner of said Lot 26; thence North 89°57'25" West 9.46 feet to the UTA right of way; thence Northerly along a line which is approximately at the West side of the existing building and running parallel to said property line North 00°02'57" East 115.20 feet; thence South 89°57'25" East 9.46 feet to the point of beginning.

Parcel 3:

A perpetual non-exclusive easement for the continued operation and maintenance of existing building footings on the following:

Beginning at a point which is 574.2 feet North 00°00'28" West and 783.24 feet North 89°57'25" West of a monument at the center of 2700 South and West Temple, said point also being 9.46 feet North 89°57'25" West of the Northwest corner of Lot 26, Block 2, of the Southgate Park Subdivision Plat "C", and running parallel to the West property line of Lot 26 South 00°02'57" West 115.20 feet; thence North 89°57'25" West 3.05 feet; thence Northerly along a line which is West of the existing building and running parallel to the said property line North 00°02'57" East 115.20 feet; thence South 89°57'25" East 3.05 feet to the point of beginning.