

Mail Recorded Deed & Tax Notice To:  
Myler Investments, LLC, a Wyoming limited liability company  
2293 Fawn Hollow Court  
Bluffdale, UT 84065



File No.: 174225-MCP

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## WARRANTY DEED

Lonnie Myler,

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

Myler Investments, LLC, a Wyoming limited liability company,

**GRANTEE(S)**, of Bluffdale, 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.:** 22-31-480-014 and 22-31-480-016 (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]*

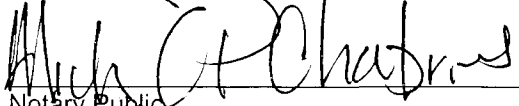
Dated this 29th day of December, 2023.

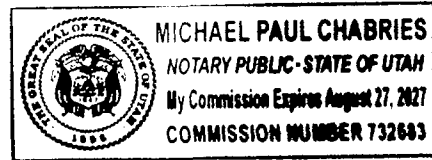
  
Lonnie Myler

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of December, 2023, before me, personally appeared Lonnie Myler, 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**

PARCEL 1:

BEGINNING NORTH 197.64 FEET AND WEST 53 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 67.9 FEET; THENCE WEST 144.1 FEET; THENCE SOUTH 67.9 FEET; THENCE EAST 144.1 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT 133.83 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 63.81 FEET; THENCE WEST 20 RODS; THENCE SOUTH 63.81 FEET; THENCE EAST 20 RODS TO THE PLACE OF COMMENCEMENT.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 16, 1995 AS ENTRY NO. 6023288 IN BOOK 7102 AT PAGE 1609 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF HIGHWAY KNOWN AS PROJECT NO. 0071, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT OF PROPERTY, WHICH POINT IS 133.83 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 63.81 FEET ALONG THE EAST BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE WEST 53.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 53.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT; THENCE SOUTH 63.81 FEET ALONG A LINE PARALLEL TO SAID CENTER LINE TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 53.00 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT NORTH 00°01'25" WEST 133.83 FEET AND SOUTH 89°56'45" WEST 197.10 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°56'45" WEST 132.90 FEET; THENCE NORTH 00°01'25" WEST 63.81 FEET; THENCE NORTH 89°56'45" EAST 132.90 FEET; THENCE SOUTH 00°01'25" EAST 63.81 FEET TO THE POINT OF BEGINNING.