

14190478 B: 11464 P: 4860 Total Pages: 2
12/29/2023 04:18 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GRIZGROUNDS, LLC - ATTN: LARS GRISLEY
1485 SOUTH 300 WEST SALT LAKE CITY, UT 84115



WHEN RECORDED, MAIL TO:

GrizGrounds, LLC
Attn: Lars Grisley
1485 South 300 West
Salt Lake City, Utah 84115

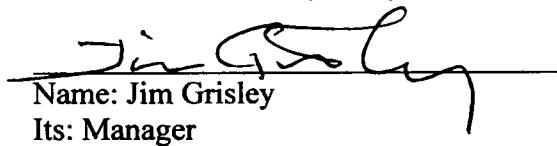
WARRANTY DEED

For Ten Dollars and other good and valuable consideration, JM Grisley Property, LLC, a Utah limited liability company, Grantor, hereby conveys to GrizGrounds, LLC, Grantee, of 1485 South 300 West Salt Lake City, Utah 84115, the real property situated in Utah County, State of Utah, commonly referred to as 1503 South 300 West, Salt Lake City, County of Salt Lake, state of Utah which is more fully described in Exhibit A attached hereto.

Subject to taxes and assessments not yet delinquent and easements, restrictions, rights of way, and reservations of record.

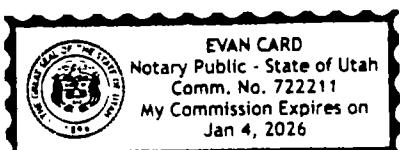
Witness the hand of Grantor this November 7, 2023.

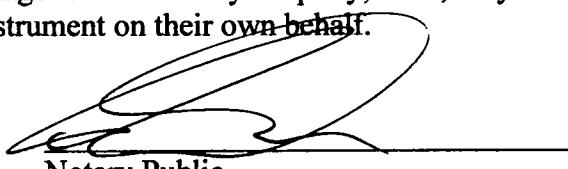
JM Grisley Property, LLC,
a Utah limited liability company


Name: Jim Grisley
Its: Manager

STATE OF UTAH)
:ss
COUNTY OF Salt Lake)

On November 7, 2023, before me, a notary public in and for the State of Utah, personally appeared Jim Grisley, the Manager of JM Grisley Property, LLC, duly acknowledged to me that they executed the foregoing instrument on their own behalf.




Notary Public

My commission expires on: Jan 4, 2026

EXHIBIT "A"

PROPERTY

The land and real property referred to in this document is situated in the County of Utah, State of Utah and is described as follows:

Commencing 39 feet North from the Southwest corner of Lot 6, Block 10, Five Acre Plat "A", BIG FIELD SURVEY, and thence North 50 feet, thence East 125 feet, thence South 50 feet; thence West 125 feet to the place of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Quit-Claim Deed recorded March 22, 1971 as Entry No. 2376246 in Book 2944 at Page 160, being described as follows:

Beginning at a point which is North 0°01'20" East 39.0 feet from the Southwest corner of Lot 6, Block 10, Five Acre Plat "A", BIG FIELD SURVEY and continuing North 0°01'20" East on the West line of said Lot 10, 50.0 feet, thence East 16.14 feet; thence South 0°01'06" East 50.0 feet; thence West 16.18 feet to the point of beginning.

APN: 15-13-213-004