

14190508 B: 11464 P: 5085 Total Pages: 3
12/29/2023 04:41 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043

MAIL TAX NOTICES TO GRANTEE(S) AT:
East Windsong Investments, LLC
1850 S. 3230 W.
Salt Lake City, UT 84104



Property Reference Information:

Tax Parcel No(s).:
22-19-301-037, 22-19-301-038
Property Address(es) (if any):
**6790 South State Street
Murray, UT 84107**

NOTE TO COUNTY: THIS DEED IS INTENDED TO COMBINE TWO PARCELS, WHICH ARE ADJACENT TO EACH OTHER, INTO ONE TAX PARCEL, WITH A SINGLE COMBINED LEGAL DESCRIPTION

WARRANTY DEED

EAST WINDSONG INVESTMENTS, LLC, a Utah limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

EAST WINDSONG INVESTMENTS, LLC, a Utah limited liability company ("Grantee")

in fee simple the following described real property located in Salt Lake County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, trust deed entry No. 11745223, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2023 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Property Reference Information:

Tax Parcel No(s.):

22-19-301-037, 22-19-301-038

Property Address(es) (if any):

6790 South State Street

Murray, UT 84107

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 29 day of DECEMBER, 2023.

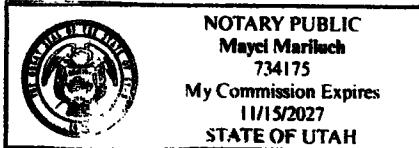
EAST WINDSONG INVESTMENTS, LLC

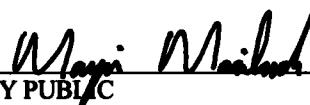
By:


William G. Affleck, Manager

STATE OF UTAH)
)
) ss.
COUNTY OF SALT LAKE)

On this 19 day of December, 2023, personally appeared before me William G. Affleck, who stated that he/she is the Manager of EAST WINDSONG INVESTMENTS, LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.




Mayci Marilach

NOTARY PUBLIC

Information for Reference Purposes:

File No.: **SL55677T**

County Parcel No(s).: **22-19-301-037, 22-19-301-038**

Property Address(es): **6790 South State Street, Murray, UT 84107**

EXHIBIT "A"
Legal Description

The real property referred to herein is situated in SALT LAKE County, Utah, and is described as follows:

Beginning at a point which is 1,058.25 feet South and East 134.45 feet from the Northwest Corner of the Southwest Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; ALSO, said P.O.B. of the being describe historically located North 03°59'00" East 146.00 feet & North 86°12'00" West 219.12 feet by Survey file #S2007-09-0774, by David D. Peterson, PLS No. 295720, dated 09-25-2007, Peterson Engineering, P.C. (also referenced in Survey file #S2018-01-0031, dated 10-07-2016, by the said surveyor). Thence running:

Along the agreed upon boundary and said Survey line, South 86°12'00 East a distance of (by deed 219.12') 211.22 feet more or less to the westerly Right of way line of State Street, (Highway State Route 89 Project No.S-0089(173)316), thence South 04°15'51" West, a distance of 110.94 feet along the said right of way; thence along a 34.00-foot radius non-tangent curve to the right southerly along the arc of said curve 8.68 feet (Chord S 11°34'34" W 8.65'); thence S 50°29'56" W 32.27 along the right of way; thence North 89°42'06" West, a distance 185.72 feet along the North right way line of Lester Avenue; thence North 03°41'30" East, a distance of 159.99 feet along the old existing Cinder Block wall to the point of beginning.

LESS AND EXCEPTING from Parcel above, that portion conveyed to the Utah Department of Transportation by Warranty Deed recorded January 28, 2011 as Entry No. 11124576 in Book 9901 at Page 5443 of Official Records described as follows:

A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No.S-0089(173)316, being part of an entire tract of property situate in the Northwest quarter of the Southwest quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a Southeast corner of said entire tract in the Northerly right of way line of the existing Lester Avenue which corner is 1223.00 feet South and 315.97 feet (341.00 feet less 25.00 feet by record) South 89°58'00" East from the Northwest corner of the Southwest quarter of said Section 19, said point is also approximately 64.06 feet perpendicularly distant Westerly from the control line of said project opposite engineer station 245+91.48; and running thence West 61.57 feet along said Northerly right of way line to a point 125.46 feet perpendicularly distant Westerly from said control line opposite engineer station 245+86.91; thence North 00°17'54" East 8.99 feet to a point 126.08 feet perpendicularly distant Westerly from said control line opposite engineer station 245+95.87; thence South 89°42'06" East 51.29 feet to a point 74.91 feet perpendicularly distant Westerly from said control line opposite engineer station 245+99.42; thence North 50°29'56" East 32.27 feet to a point 51.60 feet perpendicularly distant Westerly from said control line opposite engineer station 246+21.74 and the beginning of a 34.00-foot radius non-tangent curve to the left (Note: center bears North 71°06'44" West); thence Northerly along the arc of said curve 8.68 feet through a delta of 14°37'25" (Note: chord to said curve bears North 11°34'34" East for a distance of 8.65 feet) to a line parallel with and 50.50 feet perpendicularly distant Westerly from said control line opposite engineer station 246+30.32; thence North 04°15'51" East 108.22 feet along said parallel line; thence East 10.68 feet to the Easterly boundary line of said entire tract; thence South 03°59'00" West 118.00 feet along said Easterly boundary line to a Southeast corner of said entire tract; thence South 43°58'09" West 38.81 feet (Southwesterly 38.82 feet by record) along said Easterly 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.