

When recorded mail to (Tax Mailing Address):

Grantee
4612 W 7000 S Ste C
West Jordan, UT 84084
MTC 336636

WARRANTY DEED

WC Shops, LLC, GRANTOR(S), for good and valuable consideration, hereby
CONVEY(S) and WARRANT(S) to

369 S Apartments, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah,
described as:

PARCEL 1: [16-05-402-015]

BEGINNING AT A POINT 123.75 FEET NORTH AND 115 FEET EAST FROM THE
SOUTHWEST CORNER OF LOT 4, BLOCK 21, PLAT "F", SALT LAKE CITY
SURVEY, AND RUNNING THENCE EAST 50 FEET; THENCE NORTH 2 ½ RODS;
THENCE WEST 50 FEET; THENCE SOUTH 2 ½ RODS TO THE PLACE OF
BEGINNING.

PARCEL 1A:

A RIGHT OF WAY APPURTENANT TO PARCEL 1 AS DISCLOSED BY
QUITCLAIM DEED RECORDED JUNE 02, 2003 AS ENTRY NO. 8671493 IN BOOK
8809 AT PAGE 1687 OF OFFICIAL RECORDS BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 118.75 FEET NORTH FROM SAID SOUTHWEST
CORNER OF LOT 4, AND RUNNING THENCE NORTH 10 FEET; THENCE EAST
165 FEET; THENCE SOUTH 10 FEET; THENCE WEST 165 FEET TO THE POINT
OF BEGINNING.

PARCEL 2: [16-05-402-016]

COMMENCING 5 RODS NORTH OF THE SOUTHWEST CORNER OF LOT 4,
BLOCK 21, PLAT "F", SALT LAKE CITY SURVEY, AND RUNNING THENCE
NORTH 2 ½ RODS; THENCE EAST 10 RODS; THENCE SOUTH 2 ½ RODS;
THENCE WEST 10 RODS TO THE PLACE OF BEGINNING.

Tax Parcel No.'s 16-05-402-015 & 16-05-402-016

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of
record.

Signatures on following page]

In witness whereof, the grantors have executed this instrument this 23 day of January, 2024.

WC Shops, LLC

Magana Investments LLC, Member of WC Shops LLC

By:

Schafer Daniel Magana, Manager of Magana Investmetns LLC

DCG Enterprises LLC, Member of WC Shops, LLC

By:

Dustin Condie Grimmes, Manager of DCG Enterprises LLC

STATE OF UTAH

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COUNTY OF SALT LAKE

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The foregoing instrument was acknowledged before me this 23 day of January, 2024, Schafer Daniel Magana, Manager of Magana Investments, LLC, Member of WC Shops, LLC and Dustin Condie Grimmes, Manager of DCG Enterprises LLC, Member of WC Shops, LLC.

Notary Public

