

14200432 B: 11469 P: 5612 Total Pages: 3
02/01/2024 01:53 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
The Michael and Kimberly Snow Living Trust
411 West 7200 South
Suite 201
Midvale, Utah 84047



File No.: 175343-MLS

WARRANTY DEED

IRA 3300 S Fund I, LLC,

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

Michael J. Snow and Kimberly A. Snow, as Co-Trustees of The Michael and Kimberly Snow Living Trust,
u/a dated April 15, 2022 as to an undivided 22.34% tenant in common interest,

GRANTEE(S), of Salt Lake City, 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.: 16-27-452-071 and 16-27-452-069 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of February 2024

IRA 3300 S Fund I, LLC, a Utah limited liability company

BY: JC Capital Partners, LLC, a Utah limited liability company
Member

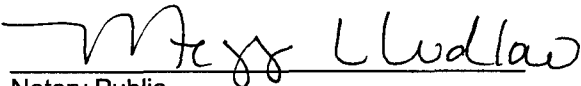
BY: CSWPAW, L.L.C., a Utah limited liability company

By: 
Cory Waddoups, Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1st day of February, 2024, before me, personally appeared Cory Waddoups, 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 on behalf of CSWPAW, LLC, a Utah limited liability company, member of IRA 3300 S Fund I, LLC, a Utah limited liability company.


Notary Public

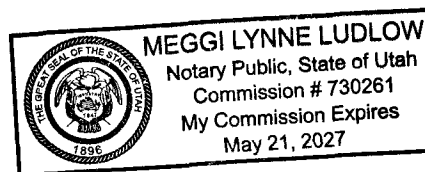


EXHIBIT A
Legal Description

COMMENCING 53 RODS NORTH AND 789.25 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 60.5 FEET; THENCE NORTH 15.4 RODS, MORE OR LESS, TO CENTER OF COUNTY ROAD RUNNING EAST AND WEST; THENCE WEST ALONG THE CENTER OF SAID ROAD 60.5 FEET; THENCE SOUTH 15.4 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PORTION OF THAT CERTAIN PARCEL CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 12893119 IN BOOK 10733 AT PAGE 7242 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL, SAID POINT BEING ON THE MONUMENT LINE OF 3300 SOUTH STREET, SAID POINT BEING SOUTH 89°53'35" EAST ALONG SAID MONUMENT LINE 783.44 FEET TO THE NORTHWEST CORNER THEREOF AND SOUTH 00°11'57" EAST ALONG SAID WEST LINE 30.00 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED AT THE INTERSECTION WITH 2300 EAST STREET, SAID POINT ALSO BEING NORTH 889.92 FEET (53 RODS BY DEED) AND EAST 786.15 FEET (789.25 FEET BY DEED) TO SAID WEST LINE AND NORTH 00°11'57" WEST ALONG SAID WEST LINE 224.10 FEET (NORTH/SOUTH BY DEED) FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°53'35" EAST 60.50 FEET TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH 00°11'57" EAST ALONG SAID EAST LINE 10.00 FEET; THENCE NORTH 89°53'35" WEST 60.50 FEET TO SAID WEST LINE; THENCE NORTH 00°11'57" WEST ALONG SAID WEST LINE 10.00 FEET TO THE POINT OF BEGINNING.