

14206432 B: 11472 P: 6931 Total Pages: 4
02/20/2024 02:51 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

172769-DMP

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Mountain America Federal Credit Union
Attn: Corporate Real Estate
9800 South Monroe Street
Sandy, Utah 84070

Affects Parcel Nos. 20-01-101-044-0000
and 20-01-101-046-0000

WARRANTY DEED

ELVA RUPP RUSHTON PROPERTIES, LLC, a Utah limited liability company, with an address of 4441 S. 5400 W., West Valley, UT 84120 ("Grantor"), hereby conveys and warrants to MOUNTAIN AMERICA FEDERAL CREDIT UNION, a Utah non-profit corporation, with an address of 9800 South Monroe Street, Sandy, Utah 84070 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, that certain real property located in Salt Lake County, Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with any and all buildings, structures, and improvements on the Property and any and all appurtenances, rights, and privileges pertaining to the Property; subject to easements, rights-of-way, and restrictions as may appear of record on the Property in the Salt Lake County Recorder's Office and subject to real property taxes and assessments for the current year and thereafter.

Witness the hand of said Grantor this 1 day of February 2024.

GRANTOR:

ELVA RUPP RUSHTON PROPERTIES, LLC, a
Utah limited liability company

By: Terry L. Rushton
Terry L. Rushton
Manager

[ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

STATE OF Utah)
County of Salt Lake)
SS.

On this 1 day of February, 2024, personally appeared before me Terry L. Rushton, who is personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did acknowledge to me that they is the Manager of ELVA RUPP RUSHTON PROPERTIES, LLC, a Utah limited liability company, and that he executed the foregoing Warranty Deed in their authorized capacity on behalf of said limited liability company for its stated purpose.

WITNESS my hand and official seal.



Notary Public Darla K. Milovich
My Commission Expires: 10/18/26

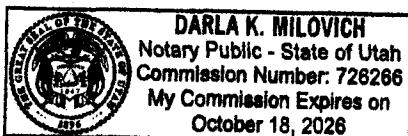


EXHIBIT "A"

(Property Legal Description)

PARCEL 1:

A tract of land, situate in Lot 1, Floyd L. Rushton Subdivision, a subdivision recorded as Entry No. 5634039 in Book 93-10 at Page 290, in the Northwest quarter of the Northwest quarter of Section 1, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Northwest corner of said tract in the Southerly existing right of way line of 4100 South Street, which corner is 37.31 feet South $00^{\circ}13'44''$ West from the Northwest corner of said Lot 1, and running thence Easterly 20.01 feet along said existing Southerly right of way line and the arc of a 1,130.00-foot radius non-tangent curve to the left, through a central angle of $01^{\circ}00'52''$ (Note: Radius bears North $00^{\circ}48'44''$ West, Chord bears North $88^{\circ}40'50''$ East for a distance of 20.01 feet) to the Northeast corner of said tract; thence South $00^{\circ}13'44''$ West 354.04 feet along the Easterly boundary line of said tract to the Southeast corner of said tract; thence North $59^{\circ}43'37''$ West 125.59 feet along the Southerly boundary line of said tract to the Southwest corner of said tract; thence North $00^{\circ}13'44''$ East 168.93 feet along the Westerly boundary line of said tract to a Northwesterly corner of said tract; thence South $89^{\circ}46'16''$ East 77.10 feet along a Northerly boundary line of said tract to the beginning of a 29.40-foot radius curve to the left (Note: Radius bears North $36^{\circ}58'59''$ West); thence Northeasterly 27.09 feet along the arc of said curve, through a central angle of $52^{\circ}47'24''$ (Note: Chord to said curve bears North $26^{\circ}37'19''$ East for a distance of 26.14 feet); thence North $00^{\circ}13'44''$ East 98.28 feet along the Westerly boundary line of said tract to the point of beginning.

PARCEL 2:

A tract of land, situate in Lot 2, Floyd L. Rushton Subdivision, a subdivision recorded as Entry No. 5634039 in Book 93-10 at Page 290, in the Northwest quarter of the Northwest quarter of Section 1, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Northeast corner of said tract in the Southerly existing right of way line of 4100 South Street, which corner is 37.31 feet South $00^{\circ}13'44''$ West from the Northeast corner of said Lot 2, and running thence along the Easterly boundary line of said tract the following two (2) courses: (1) South $00^{\circ}13'44''$ West 98.28 feet to the beginning of a 29.40-foot radius curve to the right; thence (2) Southwesterly 27.09 feet along the arc of said curve through a central angle of $52^{\circ}47'24''$ (Note: Chord bears South $26^{\circ}37'19''$ West for a distance of 26.14 feet); thence North $89^{\circ}46'16''$ West 77.10 feet along a Southerly boundary line; thence South $00^{\circ}13'44''$ West 168.93 feet along the Easterly boundary line of said tract to the Southeasterly corner of said tract; thence along the Southerly boundary line the following two (2) courses: (1) North $59^{\circ}43'37''$ West 19.29 feet; thence (2) North $82^{\circ}46'10''$ West 19.71 feet to the Southwest corner of said tract; thence along the Westerly boundary line of said tract the following two (2) courses: (1) North $00^{\circ}07'47''$ East

197.55 feet; thence (2) North $00^{\circ}58'30''$ West 80.84 feet to the Northeast corner of said tract; thence along said Southerly existing right of way line the following two (2) courses: (1) South $89^{\circ}46'16''$ East 106.48 feet to the beginning of a 1,130.00-foot radius tangent curve to the left; thence (2) Easterly 20.53 feet along the arc of said curve, through a central angle of $01^{\circ}02'28''$ (Note: Chord bears North $89^{\circ}42'30''$ East for a distance of 20.53 feet) to the point of beginning.