

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 4595 S Holladay Farm Lane
Holladay, UT 84117

14331302 B: 11542 P: 4947 Total Pages: 5
12/31/2024 03:15 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE - RIVER PARK
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

WARRANTY DEED

895 Arrowhead, a Series of Level Up Property Management, LLC, a Utah Limited Liability Company

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

895 E Arrowhead Lane LLC, a Utah limited liability company

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

Beginning at a point described as 1728.5 feet East and 2300 feet North and South 89° West 136 feet from the Southwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 124.76 feet; thence South 89°40' East 127.2 feet to the West line of 900 East Street; thence Southwesterly on a curve to the left 122.53 feet; thence South 89° West 103.0 feet to the point of beginning.

Less and excepting the right-of-way for road over the South 20 feet.

Also Less and excepting the following:

Beginning at a point on the West line of 900 East Street; said point being North 2421.56 feet and East 1748.00 feet from the Southwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian (being the Northeast corner of that certain tract of land conveyed to Carolyn Winterrose by Deed recorded December 8, 1972 as Entry No. 2766933 in Book 4046 at Page 488 of the Official Records); running thence Southwesterly 104.20 feet along the arc of a 1178.92 foot radius curve to the left (Note: chord bears South 12°07'09" West 104.17 feet); thence South 89°00'00" West 15.068 feet; thence Northeasterly 105.05 feet along the arc of a 1198.92 foot radius curve to the right (Note: chord bears North 13°20'31" East 105.02 feet); thence South 89°40'00" East 12.70 feet to the point of beginning.

More particularly described as follows:

Beginning North 2424.56 feet and East 1748 feet and North 89°40' West 12.70 feet from the Southwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°40' West 128.86 feet; thence South 104.8 feet more or less; thence North 89°40' East 104.62; thence Northeasterly along a 1,198.92 foot radius curve to the right 105.05 feet to beginning.

Less and excepting that certain property in Warranty Deed Entry No. 13420727 described as follows:

A Parcel of land in fee for sidewalk safety improvements incident to a pavement maintenance project of the existing highway State Route 71 known as Project No. F-0071(66)12, being part of an entire tract of property situate in the Northeast quarter and the Southwest quarter of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Northerly right of way line of Arrowhead Lane and the existing Westerly right of way line of State Route 71: said point being 6.46 feet North 18°54'13" East, along the monument line and 36.59 feet West from a street monument found at the intersection State Route 71 and Arrowhead Lane, (Note: said point described in record deed as being 2421.56 feet North; thence 1748.00 feet East; thence 104.20 feet Southwesterly along the arc of a 1178.92 foot radius curve to the left (Note: chord bears South 12°07'09" West 104.17 feet) from the Southwest corner of said Section 8), and running thence South 89°00'00" West 18.00 feet along the Southerly boundary line of said entire tract to a point which is 68.54 feet radially distant Westerly from the control line of State Route 71 at Engineer station 266+62.90; thence North 01°00'00" West 2.00 feet to a point which is 68.90 feet radially distant Westerly from the control line of said project at Engineer Station 266.64.75; thence North 86°05'06" East 18.59 feet to a point which is 50.82 feet radially distant Westerly from said control line at Engineer Station 266+68.84 to the Easterly boundary line of said entire tract; thence Southerly 3.00 feet along the arc of a 1198.92 foot radius non-tangent curve to the left (Note: Chord to said curve bears South 09°56'11" West for a distance of 3.00 feet, central angle=00°08'36") 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.

(Note: Rotate the above bearings 00°14'20" clockwise to equal highway bearings).

Situated in Salt Lake County, State of Utah.

Tax Serial No. 22-08-326-014

SUBJECT TO:

A DEED OF TRUST executed by 895 Arrowhead, a series of Level Up Property Management, LLC as TRUSTOR and Deseret First Federal Credit Union as TRUSTEE, in the stated amount of \$811,000.00, in favor of Deseret First Federal Credit Union as BENEFICIARY, dated July 28, 2021 and recorded July 28, 2021, as Entry No. 13729965, in Book 11213, at Page 5363, in the [official records]

And

A DEED OF TRUST executed by 895 Arrowhead, a series of Level Up Property Management, LLC, as TRUSTOR, and Deseret First Federal Credit Union, as TRUSTEE, in the stated amount of \$235,000.00, in favor of Deseret First Federal Credit Union, as BENEFICIARY, dated May 6, 2024, and recorded May 7, 2024, as Entry No. 14237047, in Book 11489, at Page 5933, in the [Official Records.]

also known by street and number of: 895 East Arrowhead Lane, Salt Lake City, UT 84107

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 30th day of December, 2024.

895 Arrowhead, a Series of Level Up
Property Management, LLC, a Utah Limited
Liability Company

Timothy J. Clark, Manager

By: _____

Timothy J. Clark, Manager

Courtney Clark, Manager

By: Courtney Clark, Manager

STATE OF Texas

COUNTY OF Harris

On this 30th day of December, 2024, personally appeared Timothy J. Clark as Manager of 895 Arrowhead, a Series of Level Up Property Management, LLC, a Utah Limited Liability Company, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he is a Manager of 895 Arrowhead, a Series of Level Up Property Management, LLC, a Utah Limited Liability Company, and said document was signed by him on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Managers acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

KaTasha Owens

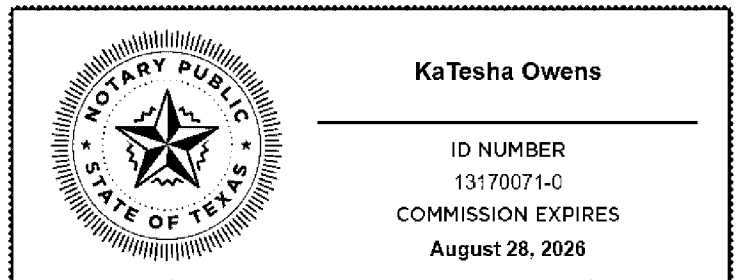
12/30/2024

Notary Public

KaTasha Owens ID # 13170071-0

Notary Public, State of Texas, Harris County

Electronically signed and notarized online using the Proof platform.



TG File No. 47737-MM

STATE OF Texas

COUNTY OF Harris

On this 30th day of December, 2024, personally appeared Courtney Clark as Manager of 895 Arrowhead, a Series of Level Up Property Management, LLC, a Utah Limited Liability Company, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say she is a Manager of 895 Arrowhead, a Series of Level Up Property Management, LLC, a Utah Limited Liability Company, and said document was signed by her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

KaTasha Owens 12/30/2024

Notary Public

KaTasha Owens ID # 13170071-0

Notary Public, State of Texas, Harris County

Electronically signed and notarized online using the Proof platform.

