3375624 BK 7746 PG 2376

MAIL TAX NOTICES TO GRANTEE(S) AT: 32 W 200 S #307 SALT LAKE CITY, UT 84101

E 3375624 B 7746 P 2376-2377
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/26/2021 2:41:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR GT TITLE SERVICES-SAL



Tax ID No.: 01-115-0125

WARRANTY DEED

DANE BOLLWINKEL as Trustee of THE 573 TRUST U/A/D August 30, 2020 (hereafter referred to as "*Grantor*"), in exchange for good and valuable consideration, hereby conveys and warrants to

BALLPARK HOLDINGS, LLC, a UTAH limited liability company

of DAVIS County, State of Utah (hereafter "Grantee"),

that certain real property located in **DAVIS** County, Utah commonly known as **573 EAST MARIALANA WAY, NORTH SALT LAKE, UT 84054**, and further described as follows:

See Attached Exhibit "A"

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

THE INDIVIDUAL WHO SIGNS THIS DEED HEREBY CERTIFIES THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantor this 2 day of APRIL, 2021.

DANE BOLLWINKEL, Trustee

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

On this 2 day of April, 2021, personally appeared before me **DANE BOLLWINKEL**, the named signer of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and he duly acknowledged that he is the Trustee of **THE 573 TRUST U/A/D August 30, 2020** and that he executed this instrument in behalf of said Trust as Trustee by authority of the terms thereof. Witness my hand and official seal.

AMBER KAY HAWK

Notary Public State of Utah
My Commission Expires on:
October 5, 2024
Comm. Number: 714545

NOTARY PUBLIC

3375624 BK 7746 PG 2377

Information for Reference Purposes:

File No.: SL42291C

Tax Parcel No(s) .: 01-115-0125

Property Address(es):

573 EAST MARIALANA WAY, NORTH SALT LAKE, UT 84054

EXHIBIT "A" Legal Description

ALL OF LOT 13, LAKEVIEW ESTATES ALSO, PART OF LOT 17, LAKEVIEW ESTATES DESCRIPTION AS FOLLOWS: BEGINNING AT THE LOT CORNER COMMON TO LOTS 13, 16 & 17, LAKEVIEW ESTATES; AND RUNNING THENCE SOUTH 18°00'00" WEST 57.97 FEET TO A POINT ON THE THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 33.817 FEET (CHORD BEARS NORTH 65°47'25" EAST 33.735 FEET); THENCE NORTH 17°17'24" WEST ALONG A RADIAL LINE 42.253 FEET TO THE POINT OF BEGINNING.