

Mail Recorded Deed and Tax Notice To:
Vine Street Townhomes, LLC, a Utah limited liability company
4609 S 2300 E
Holladay, UT 84117

COTTONWOOD

File No.: 158839-CAM

WARRANTY DEED

Par 4 Estates Limited Liability Company, a Utah limited liability company, who acquired title incorrectly as Par 4 Estates, LLC, a Utah limited liability company and who also aquired title incorrectly as Par 4 Estates LLC

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

Vine Street Townhomes, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, 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 **Tooele County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 19-035-0-0101 and 02-007-0-0079 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28 day of June, 2022.

Par 4 Estates Limited Liability Company, a Utah limited liability company

BY: [Signature]
John M. Harris
Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28 day of June, 2022, before me, personally appeared John M. Harris, 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 Par 4 Estates Limited Liability Company, a Utah limited liability company.

[Signature]
Notary Public

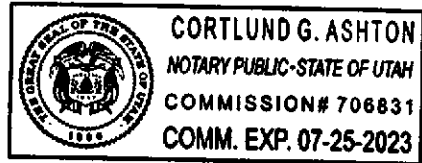


EXHIBIT A
Legal Description

PARCEL 1:

LOT 101, TOOELE CITY VINE STREET MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE TOOELE COUNTY RECORDER'S OFFICE, RECORDED MARCH 15, 2016 AS ENTRY NO. 426075 IN BOOK 19 AT PAGE 35.

PARCEL 2:

A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND IN TOOELE CITY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF VINE STREET, WHICH IS LOCATED SOUTH 0°21'38" EAST 2251.43 FEET ALONG THE QUARTER SECTION LINE AND EAST 7.67 FEET TO THE INTERSECTION OF THE NORTH LINE OF VINE STREET WITH THE EAST LINE OF 7TH STREET, AND NORTH 80°54'19" EAST 676.10 FEET ALONG SAID NORTH LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTHEASTERLY 41.92 FEET ALONG THE ARC OF A 29.50-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 9°05'41" WEST, AND THE LONG CHORD BEARS NORTH 40°11'31" EAST 38.48 FEET, THROUGH A CENTRAL ANGLE OF 81°25'36"); THENCE NORTH 0°31'17" WEST 351.29 FEET TO THE NORTH LINE OF THE OLD RAILROAD RIGHT-OF-WAY; THENCE NORTH 82°27'36" EAST 327.50 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 14°16'55" EAST 42.76 FEET ALONG AN EXISTING CHAINLINK FENCE, TO A CORNER THEREOF; THENCE NORTH 83°00'06" EAST 109.04 FEET ALONG SAID FENCE LINE TO THE RECORDED TOOELE CITY VINE MINOR SUBDIVISION ENTRY NO. 426075; THENCE SOUTH 0°21'59" EAST 320.72 FEET ALONG SAID RECORDED PLAT TO THE NORTH LINE OF VINE STREET; THENCE SOUTH 80°54'19" WEST 473.08 FEET ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING.