

Mail Tax notice to:  
Grantee  
131 West 2100 South  
Salt Lake City, Utah 84115  
MNT File No.: 61675  
Tax ID No.: 39-020-0029

ENT 60658:2018 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2018 Jun 28 01:22 PM FEE 12.00 BY CS  
RECORDED FOR Metro National Title  
ELECTRONICALLY RECORDED

## WARRANTY DEED

ABE, LLC

**GRANTOR** of Spanish Fork, State of Utah, hereby CONVEYS and WARRANTS TO:

Black Shore Properties LLC, a Utah limited liability company

**GRANTEE** of Salt Lake City, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

Beginning at a point on the Easterly side of State Street, Orem, Utah, said point being the Southwest Corner of Lot 11, Block 5, Fruitland Subdivision, which point is South 3965.980 feet and West 1046.004 feet (Based on the Utah State Coordinate System, Central Zone and Data published by the Utah County Surveyor as of December 14, 1976, being Entry No. 51689-78, Book 1708, at Page 129) from the Northeast Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 18°23'08" West along the Easterly line of State Street 84.183 feet to the extension of a fence line; thence South 89°59'36" East along said fence line and extension thereof 172.194 feet to a fence line; thence South 0°21'28" East along said fence line 46.866 feet to the North side of a building; thence South 89°57'56" East along said building 0.750 feet to the Northeast corner of said building; thence South 0°02'03" West along the East side of said building and extension thereof 33.001 feet to the South line of Fruitland Subdivision; thence East along said subdivision line 53.440 feet; thence South 1°23'42" West 55.683 feet; thence South 88°10'36" West 178.450 feet to the Easterly line of said street; thence North 18°23'08" West along said street line 64.644 feet to the point of beginning.

Together with a Right of Way to be used mutually by the present owners and their successors in interest, as shown in mesne instruments of record, said Right of Way described as follows:

Beginning at a point on the Easterly side of State Street, Orem, Utah, which point is South 4027.325 feet and West 1025.615 feet (Based on the Utah State Coordinate System Central Zone and Data published by the Utah County Surveyor as of December 14, 1976, being Entry No. 51689-78, Book 1708, at Page 129) from the Northeast Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°10'36" East 62.500 feet to the extension of a fence line; thence South 1°51'04" East along said fence line and extension thereof 8.461 feet to a fence corner; thence South 88°45'49" West along said fence and extension thereof 60.175 feet to the Easterly line of said State Street; thence North 18°23'08" West along said street line 8.184 feet to the point of beginning.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), 27th day of June, 2018.

ABE, LLC

By   
Paul Abraham, Manager

State of Utah )

ss:

County of Utah )

On this date, June 27, 2018, personally appeared before me Paul Abraham, who being by me duly sworn did say that he/she is a Manager of ABE, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Paul Abraham acknowledged to me that said limited liability company executed same.

  
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Notary Public



#682566  
Exp. 4/3/19