

**AFTER RECORDING, RETURN TO:**  
Paxton R. Guymon  
14624 Ten Sleep Cir.  
Bluffdale, Utah 84065

**13967335 B: 11346 P: 9960 Total Pages: 1**  
**06/09/2022 01:43 PM By: slang Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: YORK HOWELL & GUYMON  
10610 SOUTH JORDAN GATEWAYSOUTH JORDAN, UT 84095

**Grantee Address:**  
M-Pac, LLC  
4725 S. Holladay Blvd. #210  
Salt Lake City, Utah 84117

Tax Parcel # 21-28-228-011 (for reference purposes only)

### **WARRANTY DEED**

**PAXTON GUYMON**, Grantor, hereby **CONVEYS AND WARRANTS** to **M-PAC, LLC**, a Utah limited liability company, Grantee, of 4725 S. Holladay Blvd. #210, Salt Lake City, Utah 84117, for the sum of Ten Dollars and other good and valuable consideration, the following described improved real property located in Salt Lake County, State of Utah:

Beginning 688 feet South and 33 feet West of the Northeast corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South along the East line of said Section 226 feet; thence South 88°02'00" West 300 feet, more or less, to the East bank of the South Jordan Canal; thence along said East bank of said Canal North 04°10'00" West 235.2 feet; thence North 89°33'00" East 317 feet, more or less, to the point of beginning.

Subject to all easements, liens, and encumbrances of record.

WITNESS the hand of said Grantor as of this 9<sup>th</sup> day of June, 2022.

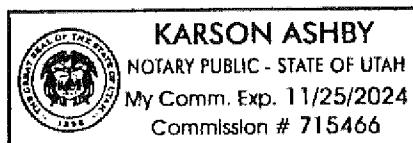
GRANTOR:

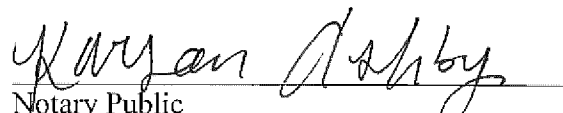
  
PAXTON GUYMON

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On this 9<sup>th</sup> day of June, 2022, personally appeared before me **PAXTON GUYMON**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

SEAL:



  
Notary Public

WHEN RECORDED MAIL TO:  
GRANTEES  
c/o Paxton Guymon  
10610 South Jordan Gateway #200  
South Jordan, Utah 84095

13588033  
3/5/2021 3:24:00 PM \$40.00  
Book - 11131 Pg - 2206-2207  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
YORK HOWELL & GUYMON  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED**  
**(Salt Lake County Tax Parcel No. 21-28-230-019)**

For valuable consideration received, **KM8 Holdings, LLC**, a Utah limited liability company, Grantor, of SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to: (i) **M-PAC, LLC**, a Utah limited liability company, as to an undivided fifty percent (50%) interest; and (ii) **KM8 Holdings, LLC**, a Utah limited liability company, as to an undivided fifty percent (50%) interest, Grantees, as tenants in common, the following described real property located in Salt Lake County, State of Utah:

See the Legal Description attached as Exhibit "A" and incorporated herein.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2021 and thereafter. The mailing address for M-PAC, LLC, is 4725 South Holladay Blvd. #210, Holladay, Utah 84117.

WITNESS the hand of said grantor, this 2 day of March, 2021.

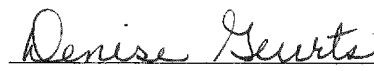
**GRANTOR:**

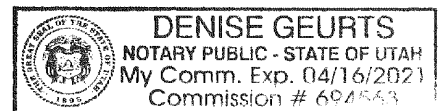
KM8 Holdings, LLC, a Utah limited liability company

  
\_\_\_\_\_  
Ken Melby

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On the 2 day of March, 2021, personally appeared before me **Ken Melby**, the signer of the within instrument, who duly acknowledged to me that he executed the same in his capacity as Managing Member of KM8 Holdings, LLC.

  
\_\_\_\_\_  
Notary Public



Commission: #694563

**EXHIBIT "A"**

**Legal Description of the Property**

The real property is located in Salt Lake County, Utah, with a street address of 7136 South 2200 West, West Jordan, Utah 84084, and is described as follows:

Beginning at a point which is 947 feet South and North 89°52'38" West 33 feet from the Northeast Corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 300 feet more or less to the East Bank of the South Jordan Canal, thence South 04°30' East 384.96 feet, thence West 487 feet, thence North 283.63 feet, thence East 395.52 feet, thence North 04°30' West 117.01 feet, thence East 351.45 feet, thence South 16.5 feet to the point of beginning.

Subject to and together with the following described right-of-way:

Beginning at a point which is South along the Section line 914 feet from the Northeast corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the Section line South 33 feet; thence West 383.16 feet; thence North 04°30' West 33.1 feet; thence East 385.74 feet to the point of beginning.

Less and Excepting the canal, namely:

That portion of said property owned and claimed by South Jordan Canal Company and as further defined and set forth in that certain Judgment docketed February 9, 1976, under Case No. 266480 in Docket 137 at Page 514 in the Third District Court in and for Salt Lake County.

Tax Serial No. 21-28-230-019

WHEN RECORDED MAIL TO:  
GRANTEES  
c/o Paxton Guymon  
10610 South Jordan Gateway #200  
South Jordan, Utah 84095

13605407  
3/22/2021 2:23:00 PM \$40.00  
Book - 11141 Pg - 1699-1700  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
YORK HOWELL & GUYMON  
BY: eCASH, DEPUTY - EF 2 P.

**CORRECTIVE WARRANTY DEED**  
(Salt Lake County Tax Parcel No. 21-28-230-019)

For valuable consideration received, **KM8 Holdings, LLC**, a Utah limited liability company, Grantor, of SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to: (i) **M-PAC, LLC**, a Utah limited liability company, as to an undivided fifty percent (50%) interest; and (ii) **KM8 Holdings, LLC**, a Utah limited liability company, as to an undivided fifty percent (50%) interest, Grantees, as tenants in common, the following described real property located in Salt Lake County, State of Utah:

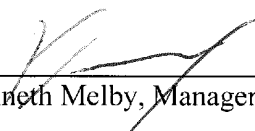
See the Legal Description attached as Exhibit "A" and incorporated herein.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2021 and thereafter. The mailing address for M-PAC, LLC, is 4725 South Holladay Blvd. #210, Holladay, Utah 84117.

**\*\*Note** – This Corrective Warranty Deed is signed and recorded to correct the legal description in the Warranty Deed that was recorded on March 5, 2021, as Entry No. 13588033. The corrected legal description is attached hereto as Exhibit "A."

WITNESS the hand of said grantor, this 18<sup>th</sup> day of March, 2021.

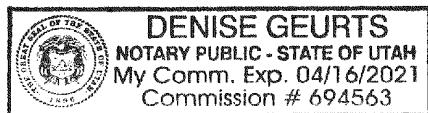
**GRANTOR:**  
KM8 Holdings, LLC, a Utah limited liability  
company

  
\_\_\_\_\_  
Kenneth Melby, Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On the 18<sup>th</sup> day of March, 2021, personally appeared before me **Kenneth Melby**, the signer of the within instrument, who duly acknowledged to me that he executed the same in his capacity as Manager of KM8 Holdings, LLC.

SEAL:



  
\_\_\_\_\_  
Notary Public

## **EXHIBIT "A"**

### **Legal Description of the Property**

The real property is located in Salt Lake County, Utah, with a street address of 7136 South 2200 West, West Jordan, Utah 84084, and is described as follows:

Beginning at a point which is 947 feet South and North 89°52'38" West 33 feet from the Northeast Corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 300 feet more or less to the East Bank of the South Jordan Canal, thence South 04°30' East 384.96 feet, thence West 467 feet, thence North 283.63 feet, thence East 395.52 feet, thence North 04°30' West 117.01 feet, thence East 351.45 feet, thence South 16.5 feet to the point of beginning.

Subject to and together with the following described right-of-way:

Beginning at a point which is South along the Section line 914 feet from the Northeast corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the Section line South 33 feet; thence West 383.16 feet; thence North 04°30' West 33.1 feet; thence East 385.74 feet to the point of beginning.

Less and Excepting the canal, namely:

That portion of said property owned and claimed by South Jordan Canal Company and as further defined and set forth in that certain Judgment docketed February 9, 1976, under Case No. 266480 in Docket 137 at Page 514 in the Third District Court in and for Salt Lake County.

Tax Serial No. 21-28-230-019

13873137 B: 11296 P: 2586 Total Pages: 3  
01/19/2022 01:46 PM By: ndarmiento Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:  
KM8 Holdings, LLC, a Utah limited liability company  
4725 South Holladay Blvd., Suite 210  
Holladay, UT 84117



File No.: 142986-DMF

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## WARRANTY DEED

William D. Jones (aka W. D. Jones) and Mary K. Jones, husband and wife as joint tenants

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

KM8 Holdings, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 21-28-230-024 (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 19th day of January, 2022.

*William D. Jones aka W.D. Jones*  
*by Mary K. Jones as Attorney in Fact*  
William D. Jones aka W.D. Jones

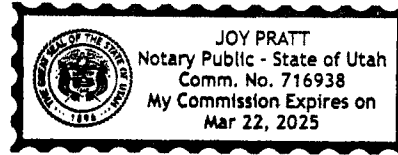
By: \_\_\_\_\_  
Mary K. Jones, as Attorney in Fact  
*Mary K. Jones*  
Mary K. Jones

STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of January, 2022, before me, personally appeared Mary K. Jones as Attorney in Fact for William D. Jones aka W.D. Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

*Joy Pratt*  
\_\_\_\_\_  
Notary Public

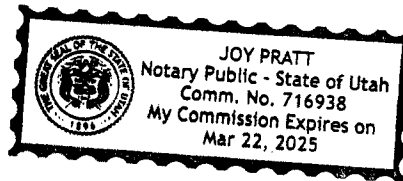


STATE OF UTAH

COUNTY OF SALT LAKE

On this 19th day of January, 2022, before me, personally appeared Mary K. Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

*Joy Pratt*  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning South 914 feet from the Northeast corner of Section 28, Township 2 South, Range 1 West, Salt Lake Meridian; and running thence South 16.50 feet; thence West 384.45 feet; thence South 04°30' East 117.01 feet; thence West 392.735 feet; thence North 00°07'24" West 283 feet; thence East 403.03 feet; thence South 03°47'40" East 64.35 feet; thence South 03°59'30" West 85.85 feet; thence East 367.30 feet to point of beginning.

TOGETHER WITH AND SUBJECT TO the following described right of way:

Beginning at a point which is South 914.00 feet along the section line from the Northeast corner of Section 28, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 33.00 feet along the section line; thence West 383.16 feet; thence South 04°30'00" East 100.46 feet; thence West 30.00 feet; thence North 04°30'00" West 133.56 feet; thence East 415.74 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said property owned or claimed by South Jordan Canal Company, and further defined and set forth in that certain Judgment docketed February 9, 1976 under Case No. 266580 in Docket 137 at Page 514 in the Third Judicial District Court in and for Salt Lake County, State of Utah.

ALSO EXCEPTING THEREFROM that portion of the herein described property lying within the bounds of 2200 West Street, as conveyed to the City of West Jordan, a municipal corporation and political subdivision of the State of Utah, by that certain Quit-Claim Deed recorded November 22, 1995 as Entry No. 6219466 in Book 7275 at Page 2654 of official records.