

Mail Recorded Deed and Tax Notice To:

Craig P. Arrington
1921 East Summer Willow Place
Sandy, UT 84093

12273822
5/5/2016 3:27:00 PM \$18.00
Book - 10428 Pg - 4022-4024
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

Craig P. Arrington, Successor Trustee of The Arrington Family Trust dated July 26, 1991 who erroneously acquired title as The Mary F. Arrington Family Trust GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants to **Craig P. Arrington, Successor Trustee of The Arrington Family Trust dated July 26, 1991**

GRANTEE(S) of Sandy, 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 ATTACHED EXHIBIT "A"

TAX ID NO.: 22-20-277-022 & 22-20-277-021 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 5TH day of May, 2016.

Craig P. Arrington, Successor Trustee
Craig P. Arrington, Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 5 of May, 2016, personally appeared before me Craig P. Arrington, Successor Trustee(s) of the Arrington Family Trust U/A/D July 26, 1991, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Notary Public

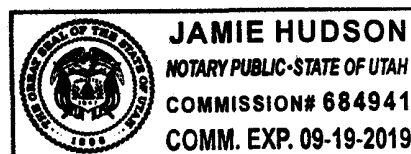
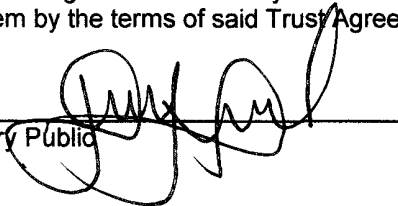


EXHIBIT "A"

PARCEL 1:

Commencing at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; which point is also North 0 deg. 30' East 265.99 feet and North 89 deg. 50' West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal, and running thence North 89 deg. 50' West 159.54 feet; thence South 0 deg. 45' West 60.32 feet; thence North 86 deg. 51' East 49.80 feet; thence South 0 deg. 45' West 31.50 feet; thence North 86 deg. 51' East 110.56 feet; thence North 0 deg. 30' East 82.67 feet to the point of commencement.

LESS AND EXCEPTING that portion conveyed to Salt Lake County described as a parcel of land situated in the Southeast quarter of the Northeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; which point is also North 0 deg. 30' East 265.99 feet and North 89 deg. 50' West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal, and running thence North 89 deg. 50' West (South 89 deg. 26' West as platted) 22.27 feet along the right-of-way of Matthew Avenue to a point on a curve to the right; thence 23.83 feet along the arc of a curve, with a central angle of 91 deg. 02'06", a radius of 15.00 feet, and a chord bearing of South 45 deg. 02'57" East; thence South 0 deg. 28'06" West 67.71 feet; thence North 86 deg. 51' East 7.01 feet; thence North 0 deg. 30' East (North 0 deg. 28'06" East as platted) 82.67 feet to the point of beginning.

PARCEL 1A:

Together with a right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 0 deg. 30' East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal, and running thence North 89 deg. 50' West 261.74 feet; thence South 89 deg. 58' West 299.70 feet; thence South 89 deg. 26' West 314.85 feet; thence North 0 deg. 01' East 33.00 feet; thence North 89 deg. 26' East 315.30 feet; thence North 89 deg. 58' East 299.85 feet; thence South 89 deg. 50' East 261.60 feet; thence South 0 deg. 30' West 33.00 feet to the point of commencement.

Exhibit "A" Legal Description (continued)

PARCEL 2:

Commencing at a point 961.23 feet North and 612.82 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Base and Meridian, which point is also North 0 deg. 30' East 265.99 feet and North 89 deg. 50' West 192.54 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal, and running thence North 89 deg. 50' West 69.20 feet; thence South 0 deg. 45' West 95.82 feet; thence North 86 deg. 51' East 119.05 feet; thence North 0 deg. 45' East 31.50 feet; thence South 86 deg. 51' West 49.80 feet; thence North 0 deg. 45' East 60.32 feet to the point of commencement.

PARCEL 2A:

Together with a right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 0 deg. 30' East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal, and running thence North 89 deg. 50' West 261.74 feet; thence South 89 deg. 58' West 299.70 feet; thence South 89 deg. 26' West 314.85 feet; thence North 0 deg. 01' East 33.00 feet; thence North 89 deg. 26' East 315.30 feet; thence North 89 deg. 58' East 299.85 feet; thence South 89 deg. 50' East 261.60 feet; thence South 0 deg. 30' West 33.00 feet to the point of commencement.