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10/17/2012 11:22:00 AM \$24.00
Book - 10067 Pg - 570-575
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 6 P.

MNT: 31603
MAIL TAX NOTICE TO:
Midvale #4, L.L.C.
Attn: Thomas Gordon
4370 South 300 West
Murray, Utah 84107

APN: 22-29-130-007; 008; and 009

SPECIAL WARRANTY DEED

**ROSANNE CRUS TERRY; JOHN THOMAS CRUS; JONI ELLEN CRUS COX;
JOHN THOMAS CRUS and JONI ELLEN CRUS COX, Trustees of the John
Thomas Crus Revocable Trust dated May 17, 1996 and subsequently Amended and
Restated on August 19, 2010; and
ROSANNE J. TERRY and JOSEPH D. TERRY, Jr., Trustees of the Terry Living
Trust dated May 13, 1996
(Grantors) of Salt Lake City, Salt Lake County, State of Utah, hereby CONVEY AND
WARRANT against all claiming by through or under them to:**

**MIDVALE #4, L.L.C., a Utah limited liability company
(Grantee) of Heber City, Wasatch County, State of Utah for the sum of TEN AND
NO/100 DOLLARS, and other good and valuable consideration, the following described
tracts of land in Salt Lake County, State of Utah:**

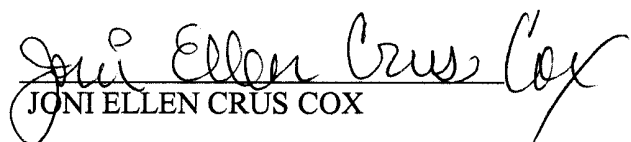
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"
AND BY THIS REFERENCE IS MADE A PART HEREOF

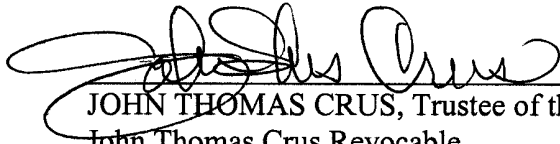
SUBJECT TO easements, covenants, restrictions, rights of way and
reservations appearing of record and real property taxes and assessments
for the year 2013 and thereafter

WITNESS the hand of said Grantor this 15 day of July 2012.

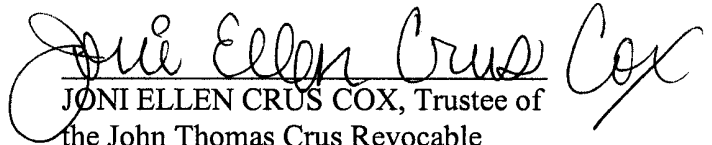

ROSANNE CRUS TERRY


JOHN THOMAS CRUS

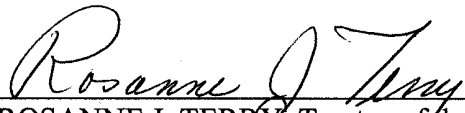

JONI ELLEN CRUS COX



JOHN THOMAS CRUS, Trustee of the
John Thomas Crus Revocable
Trust dated May 17, 1996 and
subsequently Amended and Restated on
August 19, 2010.



JONI ELLEN CRUS COX, Trustee of
the John Thomas Crus Revocable
Trust dated May 17, 1996 and
Subsequently Amended and Restated on
August 19, 2010



ROSANNE J. TERRY, Trustee of the
Terry Living Trust dated May 13, 1996

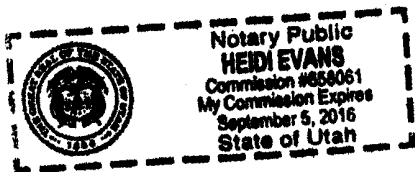


JOSEPH D. TERRY, JR., Trustee of
the Terry Living Trust dated
May 13, 1996

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

On this 15th day of October 2012, personally appeared before me
ROSANNE CRUS TERRY, a signer of the foregoing instrument, who duly
acknowledged to me that she executed the same.


NOTARY PUBLIC



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

On this 15th day of October 2012, personally appeared before me JOHN THOMAS CRUS, a signer of the foregoing instrument who duly acknowledged to me that he executed the same.


NOTARY PUBLIC

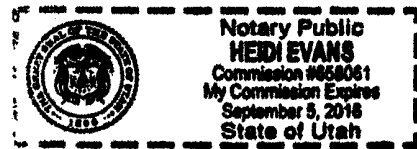
STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)



On this 15th day of October 2012, personally appeared before me JONI ELLEN CRUS COX, a signer of the foregoing instrument who duly acknowledged to me that she executed the same.

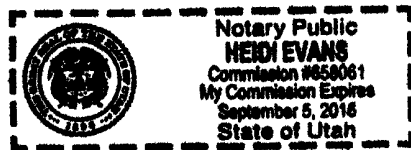

NOTARY PUBLIC

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



On this 15th day of October 2012, personally appeared before me JOHN THOMAS CRUS, a signer of the foregoing instrument who duly acknowledged to me that he executed the same in his capacity as Trustee of the John Thomas Crus Revocable Trust dated May 17, 1996 and subsequently Amended and Restated on August 19, 2010.


NOTARY PUBLIC

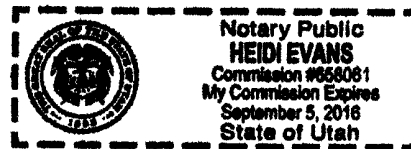


STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On this 15 day of October 2012, personally appeared before me JONI ELLEN CRUS COX, a signer of the foregoing instrument who duly acknowledged to me that she executed the same in her capacity as Trustee of the John Thomas Crus Revocable Trust dated May 17, 1996 and subsequently Amended and Restated on August 19, 2010.


NOTARY PUBLIC

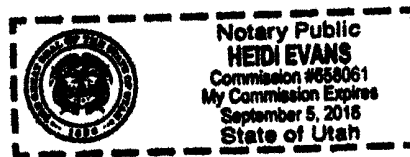
STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)



On this 15 day of October 2012, personally appeared before me ROSANNE J. TERRY, a signer of the foregoing instrument who duly acknowledged to me that she executed the same in her capacity as Trustee of the Terry Living Trust dated May 13, 1996.


NOTARY PUBLIC

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



On this 15 day of October 2012, personally appeared before me JOSEPH D. TERRY, a signer of the foregoing instrument who duly acknowledged to me that he executed the same in his capacity as Trustee of the Terry Living Trust dated May 13, 1996.




NOTARY PUBLIC

Exhibit "A"

Parcel 1:

Commencing 27.4 rods East and 89.4 rods South and South 66° East 3 rods from the Northwest corner of the East half of the Northwest quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 66° East 45.64 feet, more or less; thence North 16.2 rods; thence West 31.6 feet, more or less to a point due North from beginning; thence South 1° West to beginning.

Less and excepting that portion which lies within South Union Avenue.

Parcel 2:

Commencing 27.4 rods East and 73.4 rods South from the Northwest corner of the East half of the Northwest quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 16 rods; thence South 66° East 3 rods; thence North 1° East to a point due East of beginning; thence West to beginning.

Less and excepting therefrom that portion lying within South Union Avenue.

Parcel 3:

Commencing 20.8 rods East and 73.4 rods South from the Northwest corner of the East half of the Northwest quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 6.6 rods; thence South 16.2 rods; thence North 66° West 7 rods; thence North 14 rods to the place of beginning.

Less and excepting therefrom that portion of subject property as disclosed by that certain Warranty Deed recorded June 12 1972 as Entry No. 2462515 in Book 3085 at Page 343, being described as follows:

A parcel of land in fee for a highway known as Project No. 149, being part of an entire tract of property, in the E1/2NW1/4 of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract at a point 20.0 feet perpendicularly distant Westerly from the center line of said project at Engineer Station 82+31.25, said point also being 343.20 feet East and 1211.10 feet South from the Northwest corner of the NE1/4NW1/4 of said Section 29; thence East 73.00 feet along the North boundary of said entire tract; thence South 0°04'40" West 263.38 feet parallel to the West boundary of said entire tract to the Southerly boundary of said entire tract; thence North 66°00' West 79.86 feet along said Southerly boundary to the Southwest corner of said entire tract; thence North 0°04'40" East 231.0 feet to the point of beginning.

Also less and excepting that portion lying within South Union Avenue and 900 East Street.

Parcel 4:

Beginning at a point on the North line of South Union Ave. which is South 1502.38 feet and West 745.19 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being also South $66^{\circ}14'47''$ East 224.84 feet and North $6^{\circ}30'39''$ East 34.55 feet from the monument in the intersection of Ninth East Street and South Union Ave.; and running thence North $66^{\circ}14'47''$ West 45.86 feet along said North line of South Union Ave. to the West deed line of the Schindler property as described in that certain Quit Claim Deed recorded March 14, 1980 as Entry No. 3410957 in Book 5067 at Page 65 of official records; thence North $1^{\circ}00'$ East 170.59 feet to an old wire fence line; thence South $81^{\circ}00'$ East 60.24 feet to a 6 foot chain link fence; thence South $6^{\circ}30'39''$ West 180.79 feet along said fence line to the point of beginning.