

When Recorded, Mail To:  
State Of Utah  
State Office Building, Suite 4110  
Salt Lake City, Utah 84114



ENT 9997:2015 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2015 Feb 10 10:24 am FEE 0.00 BY SS  
RECORDED FOR STATE OF UTAH

# SPECIAL WARRANTY DEED

STATE OF UTAH, by and through the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department Of Administrative Services, with its principal office at State Office Building, Suite 4110 Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby

WARRANTS AND CONVEYS against all claiming by, through or under it to

STATE OF UTAH, by and through the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department Of Administrative Services

Of State Office Building, Suite 4110, Salt Lake City, Utah 84114

grantee

for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF FOR LEGAL DESCRIPTIONS.

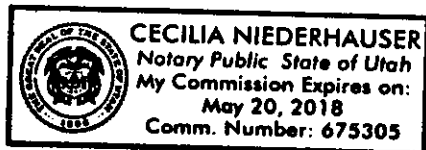
In witness whereof, the grantor has caused this instrument to be executed this 9<sup>th</sup> day of February, A.D. 2015.

STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the DEPARTMENT OF ADMINISTRATIVE SERVICES

By Lee Fairbourn  
Lee Fairbourn, Debt Manager

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On the 9<sup>th</sup> day of February, A.D. 2015, personally appeared before me LEE FAIRBOURN, who being duly sworn did say that he is the Real Estate And Debt Manager of the Utah Division Of Facilities Construction and Management, State of Utah, and that the foregoing instrument was signed on behalf of said agency by statutory authority, and that the aforesaid agency executed the same.



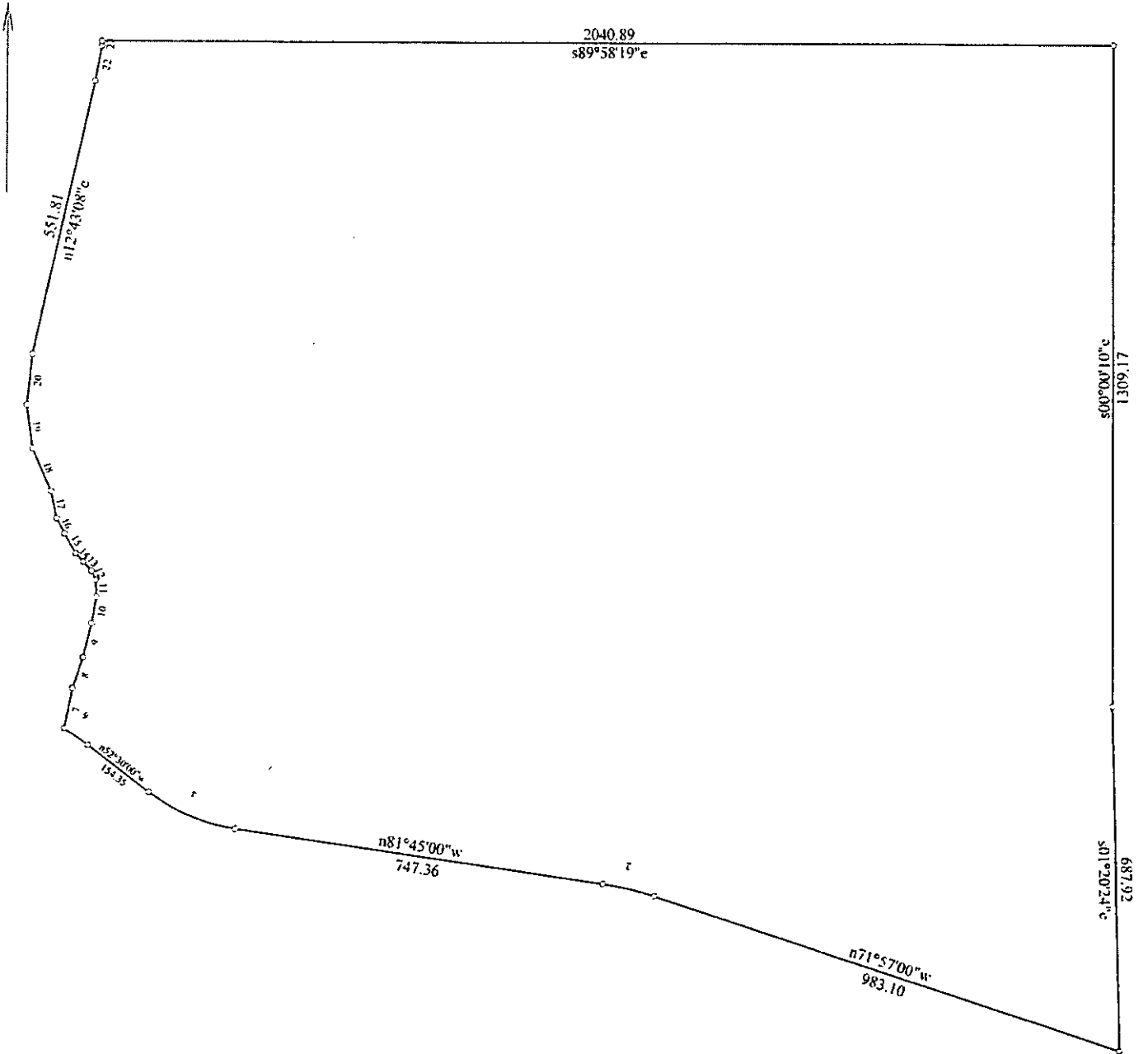
Cecilia Niederhauser  
Notary Public

**New USDC Parcel Descriptions (as surveyed):****PARCEL 1 (North of Canal & Pipeline Easements)**

A portion of an entire tract of land identified as Serial No. 12:004:0015 less the area deeded to Utah County in that certain Special Warranty Deed recorded as Entry No. 87358:2010, located in Highland City, Utah County, Utah and in the Southeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a point on the westerly boundary line of 4800 West Street which is 667.28 feet North 00°06'25" West along the Section line (as measured on that certain Record of Survey Map No. 06-216-4) and 60.58 feet South 89°53'35" West to a point on said westerly boundary line of 4800 West Street, and running thence North 71°57'00" West 983.10 feet along the northerly boundary of a Pipeline Easement as described in that certain Quit Claim Deed recorded as Entry No. 33525:1983 in Book 2089 at page 227 to a point of curvature with a 625.00 foot radius curve to the left; thence Westerly 106.90 feet along the arc of said curve and said Pipeline Easement through a central angle of 09°48'00" (chord bears North 76°51'00" West 106.77 feet); thence North 81°45'00" West 747.36 feet along said Pipeline Easement to the point of curvature with a 375.00 foot radius curve to the right; thence Northwesterly 191.44 feet along the arc of said curve and said Pipeline Easement through a central angle of 29°15'00" (chord bears North 67°07'30" West 189.37 feet); thence North 52°30'00" West 154.35 feet along said Pipeline Easement to a point of curvature with a 625.00 foot radius curve to the left; thence Northwesterly 57.75 feet along the arc of said curve and said Pipeline Easement through a central angle of 05°17'39" (chord bears North 55°08'50" West 57.73 feet) to the westerly boundary of said tract; thence North 10°56'00" East 82.16 feet; thence North 18°32'07" East 65.08 feet; thence North 14°04'07" East 69.73 feet; thence North 10°09'41" East 53.70 feet; thence North 02°21'53" West 33.89 feet; thence North 26°09'12" West 20.29 feet; thence North 42°51'02" West 23.99 feet; thence North 44°08'35" West 22.71 feet; thence North 29°37'18" West 45.36 feet; thence North 26°56'40" West 35.30 feet; thence North 12°11'08" West 55.38 feet; thence North 24°14'35" West 92.14 feet; thence North 07°54'21" West 86.61 feet; thence North 06°00'48" East 101.15 feet; thence North 12°43'08" East 551.81 feet; thence North 10°36'39" East 71.06 feet; thence North 00°16'45" East 8.82 feet to the North line of the Southeast Quarter of said Section 1; thence South 89°58'19" East 2040.89 feet along said line to said westerly boundary line of 4800 West Street; thence South 00°00'10" East 1309.17 feet along said Street; thence South 01°20'24" East 687.92 feet along said Street to the POINT OF COMMENCEMENT.

Contains 82.24 acres, more or less.



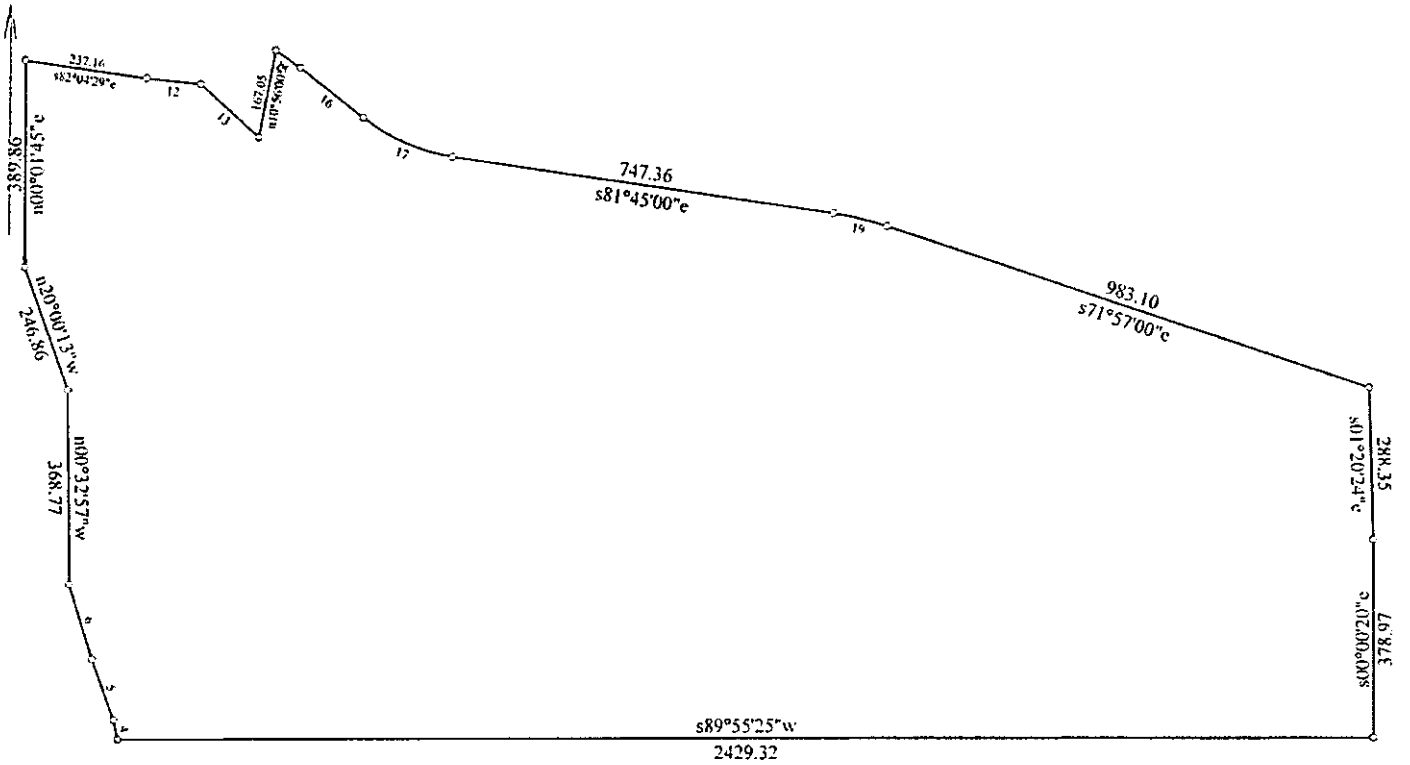
Title: PARCEL 1		Date: 01-09-2015
Scale: 1 inch = 300 feet	File:	
Tract 1: 82.241 Acres: 3582408 Sq Feet: Closure = n46.5529w 0.01 Feet: Precision = 1/885481: Perimeter = 7698 Feet		
001=n71.5700w 983.10 002: Lt. R=625.00, Delta=09.4800	010=n10.0941e 53.70	019=n07.5421w 86.61
003=n81.4500w 747.36 004: Rt. R=375.00, Delta=29.1500	011=n02.2153w 33.89	020=n06.0048e 101.15
005=n52.3000w 154.35 006: Lt. R=625.00, Delta=05.1739	012=n26.0912w 20.29	021=n12.4308e 551.81
007=n10.5600e 82.16	013=n42.5102w 23.99	022=n10.3639e 71.06
008=n18.3207e 65.08	014=n44.0835w 22.71	023=n00.1645e 8.82
009=n14.0407e 69.73	015=n29.3718w 45.36	024=s89.5819e 2040.89
	016=n26.5640w 35.30	025=s00.0010e 1309.17
	017=n12.1108w 55.38	026=s01.2024e 687.92
	018=n24.1435w 92.14	

PARCEL 2 (remainder)

A portion of an entire tract of land identified as Serial No. 12:004:0015 less the area deeded to Utah County in that certain Special Warranty Deed recorded as Entry No. 87358:2010, located in Highland City, Utah County, Utah and in the Southeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a point on the westerly boundary line of 4800 West Street which is 667.28 feet North 00°06'25" West along the Section line (as measured on that certain Record of Survey Map No. 06-216-4) and 60.58 feet South 89°53'35" West, and running thence South 01°20'24" East 288.35 feet along said Street; thence South 00°00'20" East 378.97 feet along said Street to the South line of the Southeast Quarter of said Section 1; thence South 89°55'25" West 2429.32 feet along said line to the westerly boundary of said tract; thence North 12°14'20" West 37.62 feet; thence North 19°51'56" West 124.22 feet; thence North 17°11'59" West 149.86 feet; thence North 00°32'57" West 368.77 feet; thence North 20°00'13" West 246.86 feet; thence North 89°58'21" West 0.49 feet; thence North 00°01'45" East 389.86 feet; thence South 82°04'29" East 237.16 feet; thence South 83°57'35" East 105.33 feet; thence South 47°58'17" East 149.92 feet; thence North 10°56'00" East 167.05 feet to the northerly boundary of a Pipeline Easement as described in that certain Quit Claim Deed recorded as Entry No. 33525:1983 in Book 2089 at page 227, said point being on a 625.00 foot radius curve to the right; thence Southeasterly 57.75 feet along the arc of said curve and said Pipeline Easement through a central angle of 05°17'39" (chord bears South 55°08'50" East 57.73 feet); thence South 52°30'00" East 154.35 feet along said Pipeline Easement to a point of curvature with a 375.00 foot radius curve to the left; thence Southeasterly 191.44 feet along the arc of said curve and Pipeline Easement through a central angle of 29°15'00" (chord bears South 67°07'30" East 189.37 feet); thence South 81°45'00" East 747.36 feet along said Pipeline Easement to a point of curvature with a 625.00 foot radius curve to the right; thence Southeasterly 106.90 feet along the arc of said curve and said Pipeline Easement through a central angle of 09°48'00" (chord bears South 76°51'00" East 106.77 feet); thence South 71°57'00" East 983.10 feet to the POINT OF COMMENCEMENT.

Contains 59.20 acres, more or less.



Title: PARCEL 2		Date: 01-09-2015
Scale: 1 inch = 350 feet	File:	
Tract 1: 59.201 Acres: 2578785 Sq Feet: Closure = s32.0259e 0.01 Feet: Precision = 1/819176: Perimeter = 7315 Feet		
001=s01.2024e 288.35	008=n20.0013w 246.86	015: Rt, R=625.00, Delta=05.1739 Bng=s55.0850e
002=s00.0020e 378.97	009=n89.5821w 0.49	016=s52.3000e 154.35
003=s89.5525w 2429.32	010=n00.0145e 389.86	017: Lt, R=375.00, Delta=29.1500
004=n12.1420w 37.62	011=s82.0429e 237.16	018=s81.4500e 747.36
005=n19.5156w 124.22	012=s83.5735e 105.33	019: Rt, R=625.00, Delta=09.4800
006=n17.1159w 149.86	013=s47.5817e 149.92	020=s71.5700e 983.10
007=n00.3257w 368.77	014=n10.5600e 167.05	