

Recording Requested by:
First American Title Company, LLC
181 East 5600 South, Suite 330
Murray, UT 84107
(801)261-2359

11478453
9/25/2012 3:00:00 PM \$21.00
Book - 10059 Pg - 6604-6608
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

AFTER RECORDING RETURN TO:
Bluffdale City Attorney
14350 South 2200 West
Bluffdale, UT 84095

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **1012-5489378 (CK)**
A.P.N.: **Part of 332210012**

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.000% interest limited liability company and Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest limited liability company and GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest limited liability company, Grantor, of Draper, Salt Lake County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

City of Bluffdale, Grantee, of **Bluffdale , Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Legal Description attached hereto as "Exhibit A" and defined as shown on said exhibit.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this September 21 2012.

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.000% interest, a limited liability company

By: Gary W. McDougal, Managing Member

GKM Family, L.L.C., a Utah limited liability company, as to an undivided 14.00% interest, a limited liability company

By: Gary W. McDougal, Member

STATE OF UTAH)
County of Salt Lake)ss.
)

On September 21 2012, before me, the undersigned Notary Public, personally appeared **Gary W. McDougal as Managing Member of S.A. McDougal, LLC and Gary W. Dougal as Manager of Liberty Ventures, LC and Gary W. McDougal as Member of GKM Family, L.L.C.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public



Exhibit A**PARCEL 1:**

A 120-FOOT WIDE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBES AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°43'28" WEST 1228.27 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE EASTERLY RIGHT OF WAY OF CAMP WILLIAMS ROAD AND SOUTH 19°25'38" EAST 569.07 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A POINT ON THE CENTERLINE OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE POINT OF BEGINNING AND RUNNING THENCE NORTH 19°25'38" WEST 60.41 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A POINT 60.00 FEET PERPENDICULARLY DISTANT FROM SAID CENTERLINE; THENCE PARALLEL WITH SAID CENTERLINE NORTH 77°17'16" EAST 138.69 FEET TO A POINT ON A 1260.00 FEET RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 203.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'15", SAID ARC HAVING A CHORD BEARING NORTH 81°54'54" EAST 203.29 FEET; THENCE NORTH 86°32'31" EAST 685.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UTAH LAKE DISTRIBUTION CANAL DESCRIBED IN BOOK 8G AT PAGE 446 AND RECORDED AS ENTRY NO. 305431, SAID POINT BEING ON A NON-TANGENT 661.43 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID WESTERLY RIGHT OF WAY IN A SOUTHERLY DIRECTION 61.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 09°36'42" WEST 61.59 FEET TO A POINT ON THE CENTERLINE OF THE HEREIN DESCRIBED TRACT AT STATION 20+72.12; THENCE CONTINUING SOUTHERLY 2.59 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 00°13'27", SAID CURVE HAVING A CHORD BEARING SOUTH 12°23'33" WEST 2.59 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 12°30'16" WEST 59.82 FEET TO A POINT 60.00 FEET PERPENDICULARLY SOUTHERLY FROM SAID CENTERLINE; THENCE PARALLEL WITH SAID CENTERLINE SOUTH 86°32'31" WEST 654.00 FEET TO A POINT ON A 1140.00 FEET RADIUS CURVE TO THE LEFT; THENCE WESTERLY 184.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'15", SAID ARC HAVING A CHORD BEARING SOUTH 81°54'54" WEST 183.93 FEET; THENCE SOUTH 77°17'16" WEST 124.56 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID CAMP WILLIAMS ROAD; THENCE NORTH 19°25'38" WEST 60.41 FEET ALONG SAID EASTERLY RIGHT OF WAY PARALLEL WITH AND 75.00 FEET PERPENDICULARLY EASTERLY FROM THE CENTERLINE THEREOF TO THE POINT OF BEGINNING.

PARCEL 2:

A 120-FOOT WIDE TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBES AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22,

TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 89°43'28" WEST 2647.01 FEET, THENCE SOUTH 89°43'10" EAST 815.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE WESTERLY BOUNDARY OF THE UTAH AND SALT LAKE CANAL COMPANY PARCEL AS DESCRIBED IN BOOK 63 AT PAGE 312 AND RECORDED AS ENTRY NO. 645494, AND SOUTH 17°47'24" WEST 404.71 FEET ALONG SAID WESTERLY BOUNDARY TO A POINT ON THE CENTERLINE OF THE HEREIN DESCRIBED 120-FOOT WIDE TRACT AT STATION 28+13.77, SAID POINT BEING THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 17°47'24" WEST 64.38 FEET CONTINUING ALONG SAID WESTERLY BOUNDARY TO A POINT 60.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CENTERLINE; THENCE SOUTH 86°32'31" WEST 675.41 FEET, PARALLEL WITH SAID CENTERLINE, TO THE EASTERLY RIGHT OF WAY OF THE UTAH LAKE DISTRIBUTION CANAL DESCRIBED IN BOOK 8G AT PAGE 446 AND RECORDED AS ENTRY NO. 305431; THENCE NORTH 12°30'16" EAST 43.30 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A POINT ON A 719.18 FEET RADIUS CURVE TO THE LEFT; THENCE NORtherly 19.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'00", SAID ARC HAVING A CHORD BEARING NORTH 11°44'46" EAST 19.04 FEET TO THE CENTERLINE OF SAID 120-FOOT WIDE TRACT; THENCE CONTINUING NORtherly 61.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°53'18", SAID ARC HAVING A CHORD BEARING NORTH 08°32'37" EAST 61.34 FEET TO A POINT 60.00 FEET PERPENDICULARLY DISTANT NORtherly FROM SAID CENTERLINE; THENCE NORTH 86°32'31" EAST 692.42 FEET, PARALLEL WITH SAID CENTERLINE, TO SAID WESTERLY BOUNDARY; THENCE SOUTH 17°47'24" WEST 64.38 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING.

PARCEL 3:

A 120-FOOT WIDE TRACT OF LAND LOCATED WEST OF THE JORDAN RIVER IN GOVERNMENT LOT 2 BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, DESCRIBES AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 22 BEARS NORTH 89°43'28" WEST 2647.01 FEET, THENCE SOUTH 89°43'10" EAST 1302.96 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY BOUNDARY OF THE UTAH AND SALT LAKE CANAL COMPANY PARCEL AS DESCRIBED IN BOOK 63 AT PAGE 312 AND RECORDED AS ENTRY NO. 645494, AND SOUTH 11°30'23" EAST 139.23 FEET AND SOUTH 20°21'54" WEST 65.15 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT 60.00 FEET PERPENDICULARLY DISTANT NORtherly FROM THE CENTERLINE OF THE HEREIN DESCRIBED 120-FOOT WIDE TRACT, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A NON-TANGENT 1130.00 FEET RADIUS CURVE TO THE LEFT FROM WHICH THE POINT RADIUS BEARS SOUTH 38°43'43" EAST, AND RUNNING THENCE NORtheasterly 264.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'49", SAID ARC HAVING A CHORD BEARING OF NORTH 57°59'12" EAST 264.27 FEET TO A POINT ON THE WESTERLY BANK OF THE JORDAN RIVER 49.5 FEET PERPENDICULARLY DISTANT EASTERLY OF THE CENTERLINE OF THE SOUTH JORDAN CANAL, SAID POINT ALSO BEING ON A NON-TANGENT 399.50 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 75.46 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BANK AND PARALLEL WITH SAID CANAL CENTERLINE THROUGH A CENTRAL ANGLE OF 10°49'20", SAID ARC HAVING A CHORD BEARING SOUTH 10°01'43" WEST 75.35 FEET; THENCE SOUTH 15°26'22" WEST 112.94 FEET TO THE NORTHEAST CORNER OF THE SOUTH JORDAN CANAL COMPANY PARCEL DESCRIBED IN BOOK 5633 AT PAGE 2951 AND RECORDED AS ENTRY NO. 4099765; THENCE ALONG THE NORtherly AND WESTERLY BOUNDARIES OF SAID SOUTH JORDAN CANAL

COMPANY PARCEL NORTH 75°41'18" WEST 41.23 FEET AND SOUTH 11°24'17" WEST 33.22 FEET TO A POINT 60.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 120-FOOT WIDE TRACT, SAID POINT BEING ON A NON-TANGENT 1250.00 FEET RADIUS CURVE TO THE RIGHT; THENCE PARALLEL WITH SAID CENTERLINE SOUTHWESTERLY 132.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°03'10", SAID ARC HAVING A CHORD BEARING SOUTH 63°26'07" WEST 131.99 FEET; THENCE SOUTH 66°27'42" WEST 19.86 FEET TO A POINT ON A 1250.00 FEET RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 315.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'23", SAID ARC HAVING A CHORD BEARING SOUTH 73°40'54" WEST 314.19 FEET TO THE EASTERLY BOUNDARY OF SAID UTAH AND SALT LAKE CANAL COMPANY PARCEL; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 55°02'19" EAST 40.93 FEET, (2) NORTH 62°42'17" EAST 273.80 FEET, AND (3) NORTH 20°21'54" EAST 76.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT AS SET FORTH IN FINAL JUDGMENT OF CONDEMNATION RECORDED ON AUGUST 01, 2012 AS ENTRY NO. 11442295 IN BOOK 10041 AT PAGE 9737 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF CONSTRUCTING THEREON A ROADWAY KNOWN AS PROJECT NO. 0068, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF SR-68 AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT S-0136, ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, WHICH IS 1101.51 FEET, NORTH 89°43'38" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND 354.07 FEET, SOUTH 00°16'22" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 70°35'06" EAST, 6.77 FEET TO A POINT 82.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 893+00.00; THENCE SOUTH 19°24'54" EAST, 511.53 FEET; THENCE NORTH 70°35'06" EAST, 101.73 FEET; THENCE SOUTH 19°24'54" EAST, 213.50 FEET; THENCE SOUTH 70°35'06" WEST, 108.33 FEET TO SAID EXISTING EASTERLY RIGHT OF WAY LINE OF SR-068 AND A POINT 75.41 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 885+74.96; THENCE NORTH 19°25'43" WEST, ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, 725.03 FEET TO THE POINT OF BEGINNING.