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3/20/2019 2:58:00 PM \$15.00
Book - 10762 Pg - 1834-1836
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded, mail to:
G. Alden Padfield Family Living Trust
Attn: G. Alden Padfield
1335 W. 2100 South
Salt Lake City, Utah 84119

Escrow No. NCS-914007-SLC1

Special Warranty Deed

ES 188080 LC, a Utah limited liability company, as Grantor of Salt Lake City, Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but none other, to G. Alden Padfield, Trustee of The G. Alden Padfield Family Living Trust dated January 7, 1992, Grantee, with a mailing address of 1335 West 2100 South, Salt Lake City, Utah 84119, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2019, and thereafter.

ACCOMMODATION RECORDING ONLY
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT

[Signature on Following Page]

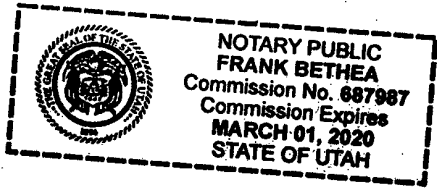
[Special Warranty Deed – ES 188080, LC – Signature page]

WITNESS the hand of said Grantor this 18th day of March, 2019.

ES 188080, LC,
a Utah limited liability company
By Exchange Genius, LLC, its manager
By: [Signature]
Name: Michael Anderson
Its: President

State of Utah)
County of Salt Lake)ss.

On the 18th day of March, 2019, personally appeared before me, Michael Anderson, who being duly sworn did say, for himself that he is the manager of ES 188080, LC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires:

Exhibit "A"

Legal Description

BEGINNING AT A POINT ON THE SOUTH LINE OF 2100 SOUTH STREET, AS NOW LOCATED, AND THE EAST LINE OF LOT 27, RIVERSIDE PLAT, SAID POINT BEING NORTH 84°42'51" WEST 608.70 FEET AND SOUTH 50.48 FEET FROM THE SALT LAKE CITY SURVEY MONUMENT AT THE INTERSECTION OF 8TH WEST AND 2100 SOUTH STREETS; AND RUNNING THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT (RADIUS 11,409.20 FEET, BEARING SOUTH 4°57'23" WEST) 65.60 FEET ALONG THE SOUTH LINE OF SAID 2100 SOUTH STREET; THENCE SOUTH 84°42'51" EAST 248.48 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF PROPERTY CONVEYED BY ZIONS SECURITIES CORPORATION IN WARRANTY DEED RECORDED MARCH 16, 1970, AS ENTRY NO. 2324462, OF OFFICIAL RECORDS; THENCE SOUTH ALONG SAID WEST LINE 169.60 FEET TO THE NORTH LINE OF THE 21ST SOUTH FREEWAY RIGHT OF WAY; THENCE ALONG SAID FREEWAY RIGHT OF WAY AS FOLLOWS: SOUTH 85°29' WEST 54.48 FEET; THENCE SOUTH 69°09' WEST 300.79 FEET; THENCE SOUTH 84°18'42" WEST 113.05 FEET; THENCE LEAVING SAID FREEWAY RIGHT OF WAY AND RUNNING NORTH 331.81 FEET TO SOUTH LINE OF 2100 SOUTH STREET, AS NOW LOCATED; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 11,409.20 FEET; BEARING SOUTH 4°16'31" WEST) ALONG SAID SOUTH LINE 135.70 FEET TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED OF RECORD AS:

COMMENCING NORTH 84°42'51" WEST 608.7 FEET AND 50.48 FEET SOUTH FROM SALT LAKE CITY MONUMENT AT 8TH WEST AND 21ST SOUTH STREET, SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SOUTHERLY 65.5 FEET; SOUTH 84°42'51" EAST 248.48 FEET; SOUTH 169.6 FEET; SOUTH 85°29' WEST 54.48 FEET; SOUTH 69°09' WEST 300.79 FEET; SOUTH 84°18'42" WEST 113.05 FEET; NORTH 331.81 FEET; SOUTHERLY 135.7 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO SALT LAKE CITY CORPORATION, A MUNICIPAL CORPORATION OF THE STATE OF UTAH BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 22, 2005, AS ENTRY NO. 9305067 IN BOOK 9096 AT PAGE 9355 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE RECONSTRUCTION OF THE EXISTING HIGHWAY, 2100 SOUTH STREET, KNOWN AS PROJECT NO. 102091, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID 2100 SOUTH STREET AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 563.20 FEET NORTH 89°57'26" EAST ALONG THE SECTION LINE AND 110.82 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 23 (NOTE: SAID POINT OF BEGINNING IS ALSO DESCRIBED AS BEING 294.72 FEET NORTH 84°42'51" WEST ALONG THE MONUMENT LINE IN SAID 2100 SOUTH STREET AND 50.21 FEET SOUTH FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF SAID 2100 SOUTH STREET AND 900 WEST STREET) AND RUNNING THENCE SOUTH 7.77 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 82°58'18" WEST 107.13 FEET; THENCE NORTH 80°59'06" WEST 68.92 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 84°42'51" EAST 175.14 FEET TO THE POINT OF BEGINNING.

APN: 15-23-201-006-0000

