

When Recorded, Mail to:

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 4 P.

Grantee
1559 West 3860 South
West Valley City, Utah 84119

Parcel No: 27-12-453-032

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

TRUONG SANDY PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY,
grantor(s), of Salt Lake County, Utah, hereby **CONVEY and WARRANT** to

MONROE HOLDINGS, L.L.C.

grantee(s) for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

See Attached Exhibit "A"


Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this 30th day of NOVEMBER, 2018.


TRUONG SANDY PROPERTIES, LLC
BY: _____
DAVID HA TRUONG, MANAGING MEMBER

State of Utah)
 :SS
County of Salt Lake)

The foregoing instrument was subscribed and sworn to and acknowledged before me this 30th day of November, 2018, by David Ha Truong, Managing Member of Truong Sandy Properties, LLC.

Notary Public

 **FELICIA ANN SAEZ**
Notary Public State of Utah
My Commission Expires on:
June 16, 2019
Comm. Number: 683974

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Notary Public State of Utah
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COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED THEREIN. TITLE ONE, INC. HEREBY EXPRESSLY DISCLAIMS ALL RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OR THE CONTENT THEREOF.

Exhibit "A"

Parcel 1:

A parcel of land, being the remainder portion of Lot 1, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah described by metes and bounds as follows:

Beginning at the northeast corner of Lot 1, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED according to the official plat thereof which was recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1515.829 feet from the Southeast Comer of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary of said Lot 1 the following sixteen (16) courses:

- (1) South 0°00'36" West 80.35 feet;
- (2) North 89°59'24" West 25.21 feet;
- (3) South 0°00'36" West 12.33 feet;
- (4) North 89°59'24" West 2.33 feet;
- (5) South 0°00'36" West 7.26 feet;
- (6) North 89°59'24" West 22.42 feet;
- (7) North 0°00'36" East 7.26 feet;
- (8) North 89°59'24" West 10.24 feet;
- (9) North 0°00'36"; East 12.50 feet;
- (10) North 89°59'24" West 135.33 feet;
- (11) South 0°00'36" West 12.50 feet;
- (12) North 89°59'24" West 2.33 feet;
- (13) South 0°00'36" West 7.26 feet;
- (14) North 89°59'24" West 32.50 feet;
- (15) South 0°00'36" West 1.40 feet;
- (16) North 89°59'24" West 20.80 feet to intersect the easterly right-of-way line of Monroe Street;

thence along said easterly right-of-way line the following two (2) courses:

- (1) Northeasterly 79.690 feet along the arc of a 550.00 foot radius non-tangent curve to the left whose center bears North 82°08'58" West 550.00 feet, has a central angle of 8°18'06" and a chord bearing and length North 3°41'59" East 79.621 feet to a point of reverse curvature;
- (2) Northeasterly 24.021 feet along the arc of a 30.00 foot radius reverse curve to the right whose center bears North 89°32'56" East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length North 22°29'13" East 23.384 feet to the southerly right-of-way line of 10000 South Street; thence along said southerly right-of-way line, North 89°56'30" East 237.095 feet to the point of beginning.

Parcel 1A:

Also together with a non-exclusive easement and right of way for ingress and egress by vehicular and pedestrian traffic upon and over Lot A, SANDY CITY CENTRE FINAL PLAT, FIRST AMENDMENT AND EXTENDED, by that certain Right of Way and Easement Grant, recorded September 7, 2000 as Entry No. 7714461 in Book 8386 at page 4146, also recorded September 7, 2000 as Entry No. 7714462 in Book 8386 at Page 4149, that certain Amendment to right of way and Easement Grant, recorded July 7, 2005 as Entry No. 9776902 in Book 9319 at page 4467, that certain Easement Agreement, recorded January 11, 2002 as Entry No. 8118279 in Book 8553 at page 3854, that certain Easement recorded January 11, 2002 as Entry No. 8118281 in Book 8553 at page 3880 the recorded plats for Sandy City Centre Final Plat and Sandy City Centre Final Plat First Amendment and Extended, and that certain Development, Easement and Maintenance Agreement, recorded October 31, 2006 as Entry No. 9893242 in Book 9373 at page 6457 of Salt Lake County Records.

Less and excepting therefrom that portion of Lot A, said subdivision as disclosed by that Notice of Approval of Property Line Adjustment recorded June 12, 2014 as Entry No. 11864646 in Book 10237 at Page 6564 and that certain Special Warranty Deed recorded June 12, 2014 as Entry No. 11864657 in Book 10237 at page 6610, being described as follows:

A parcel of land located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, described by metes and bounds as follows: BEGINNING at the most southeasterly corner of Lot A, SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, according to the official plat there of which was recorded October 27, 2004 as Entry No. 9207823, in Book 2004P of Plats, at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (shown as South 89°51'37" East in some documents of record) 92.36 feet to a monument marking the centerline of State Street, North 0°08'34" West along the monument in State Street, 1296.656 South 89°56'30" West 1408.819 feet to the westerly right-of-way line of Centennial Parkway, and South 0°00'36" West along said westerly right-of-way line, 559.186 feet from the Southeast Corner of Section 12, Township 3 South Range 1 West, Salt Lake Base and Meridian; and running thence along the boundary of said subdivision and the southerly line of Lot A, North 89°59'24" West 461.76 feet; thence North 0°08'41" East 28.43 feet to a point of curvature; thence Northeasterly 3.514 feet along the arc of a tangent curve to the right having a radius of 461.50 feet, a central angle of 0°26'11" and a chord bearing and length of North 0°21'47" East 3.514 feet; thence Southeasterly 11.024 feet along the arc of a curve to the left whose center bears North 25°16'30" East 25.00 feet, has a central angle of 25°15'54" and a chord bearing and length of South 77°21'27" East 10.935 feet to a point of tangency; thence along the boundary of said Lot A the following six (6) courses; (1) South 89°59'24" East 293.10 feet; (2) Northeasterly 21.994 feet along the arc of a tangent curve to the left having a radius of 14.00 feet, a central angle of 90°00'36" and a chord bearing and length of North 45°00'18" East 19.801 feet; (3) North 71°38'13" East 35.82 feet; (4) Southeasterly 24.661 feet along the arc of a curve to the left whose center bears South 89°59'24" East 14.00 feet, has a central angle of 100°55'39" and a chord bearing and length of South 50°27'14" East 21.594 feet to a point of tangency; (5) North 79°04'57" East 94.98 feet to the westerly right-of-way line of Centennial Parkway; (6) South 0°00'36" West 59.10 feet to the point of beginning.

Parcel 1B:

Together with the parking and easement benefits as disclosed by that certain Parking and Access Easement Agreement recorded October 27, 2009 as Entry No. 10825496 in Book 9774 at Page 2258 of official records.

Parcel 1C:

Together with an easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across the following property:

Beginning at the intersection of the southerly right-of-way line of 10000 South Street with the easterly right-of-way line of Monroe Street, said point also being on the northerly boundary of SANDY CITY CENTRE FINAL PLAT FIRST AMENDMENT AND EXTENDED, recorded October 27, 2004 as Entry No. 9207823 in Book 2004P of plats at Page 315 in the office of the Salt Lake County Recorder, said point lies North 89°51'37" East (sometimes shown as South 89°51'37" East in some documents of record) 92.36 feet to an existing Salt Lake County monument marking the centerline of State Street, North 0°08'34" West along the monument line in State Street, 1296.656 feet, South 89°56'30" West 1752.92 feet from the Southeast Corner of Section 12 Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said easterly right-of-way line of Monroe Street the following five (5) courses: (1) Southwesterly 24.021 feet along the arc of a 30.00 foot radius non tangent curve to the left whose center bears South 44°34'32", East 30.00 feet, has a central angle of 45°52'33" and a chord bearing and length of South 22°29'12" West 23.384 feet to a point of reverse curvature; (2) Southwesterly 207.961 feet along the arc of a 550.00 foot radius reverse curve to right whose center bears South 89°32'55" West 550.00 feet, has a central angle of 21°39'51" and a chord bearing and length of South 10°22'51" West 206.724 feet to a point of tangency; (3) South 21°12'46" West 144.65 feet to a point of curvature; (4) Southwesterly 174.478 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of 21°04'05" and a chord bearing and length of South 10°40'44" West 173.497 feet to a point of tangency; (5) South 08°08'41" West 28.46 feet; thence North 89°59'24" West 71.00 feet to the westerly right of way line of said Monroe Street; thence along said westerly right of way line of Monroe Street the following seven (7) courses: (1) North 0°08'41" East 28.63 feet; (2) Northeasterly 200.584 feet along the arc of a length 545.50 foot North radius curve to the right having a central angle of 21°04'05" and a chord 10°40'44" East 199.456 feet to a point of tangency; (3) North 21°12'46" bearing East 23.14 feet; (4) South 89°56'30" West 13.95 feet; (5) North 21°12'46" East 127.67 feet to a point of curvature; (6) Northeasterly 176.467 along the arc of a 461.50 foot radius tangent curve to the left having a central angle of 21°54'31" and a chord bearing and length of North 10°15'30" East 175.394 feet to a point of compound curvature; (7) Northwesterly 26.514 feet along the arc of a 17.00 foot radius compound curve to the left whose center bears South 89°18'15" West 17.00 feet, has a central angle of 89°21'45" and a chord bearing and length of North 45°22'38" West 23.908 feet to a point of tangency; thence South 89°56'30" West 37.01 feet; thence North 0°00'36" East 4.04 feet to intersect the southerly right of way line of 10000 South Street; thence along said southerly right of way line North 89°56'30" East 146.90 feet to the Point of Beginning.