

S26328
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
SCANDIA RESIDENTIAL REAL PROPERTY I
c/o Rudy Larsen
86 S. 1250 W.
Centerville, UT 84014

13547342
1/27/2021 4:49:00 PM \$40.00
Book - 11107 Pg - 3004-3005
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ASPEN TITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

MS OPERATING CO. LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

of Salt Lake City, County of Salt Lake, State of UT

for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby conveys and warrants against all to those claiming by, through or under Grantor, but otherwise, to

SCANDIA RESIDENTIAL REAL PROPERTY II, LLC, a Utah limited liability company

Grantee,

of Centerville, County of Davis, State of UT,

the following tract of land in the County of SALT LAKE, State of UT, to-wit

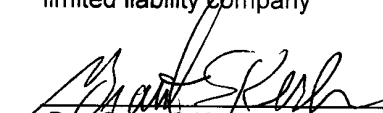
See Attached Exhibit "A"

15-02-104-001-0000, 15-02-~~105~~-001-0000, 15-02-151-002-0000
151-003-

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

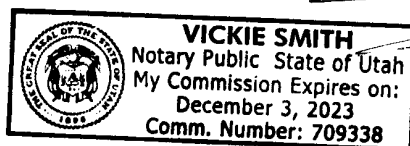
WITNESS the hand of said grantor, this 30 day of December, 2020

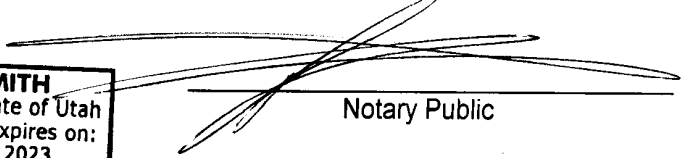
MS OPERATING CO. LLC, a Utah
limited liability company


By: Grant S Kesler, Manager

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On the 30 day of December, 2020, personally appeared before me GRANT S. KESLER, Manager of MS OPERATING CO. LLC, a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.




Notary Public

ORDER NUMBER: S26328

EXHIBIT "A"

ALL OF LOT 1, OF THE PROPOSED PLAT OF THE YARD SUBDIVISION
PREPARED BY PEPG CONSULTING LLC DATED AUGUST 4, 2020,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF BLOCK 4, 5 AND 6 OF HIGHLAND PARK ADDITION, PLAT 31,
BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 00°03'34" WEST
972.65 FEET AND NORTH 89°56'26" EAST 30.70 FEET FROM A FOUND
SALT LAKE CITY MONUMENT AT THE INTERSECTION OF 300 SOUTH
AND NAVAJO STREET; THENCE NORTH 00°03'34" WEST 82.54 FEET;
THENCE EAST 822.13 FEET TO THE WESTERLY LINE OF THE JORDAN
RIVER; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING
TWO (2) COURSES: (1) SOUTH 05°16'00" EAST 154.52 FEET; AND (2)
SOUTH 00°24'00" WEST 67.80 FEET TO THE NORTHERLY LINE OF 200
SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY
LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°58'19" WEST
88.00 FEET; (2) NORTH 87°24'07" WEST 109.14 FEET; (3) NORTH
83°29'11" WEST 109.72 FEET; (4) NORTH 79°05'55" WEST 111.03 FEET;
AND (5) NORTH 76°31'39" WEST 432.58 FEET TO THE POINT OF
BEGINNING.