

WHEN RECORDED RETURN TO:

CSRC CHARTER 2355
SOUTH TECHNOLOGY, LLC
222 SW Columbia, Suite 1750
Portland, Oregon 97201

Tax Parcel Nos. 15-20-277-011 & 012

13234308
4/3/2020 11:29:00 AM \$40.00
Book - 10921 Pg - 3008-3010
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

DRY CREEK PLAZA, LLC (“Grantor”) of Springville, Utah, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the grantor to CSRC CHARTER 2355 SOUTH TECHNOLOGY, LLC, a Delaware limited liability company (“Grantee”), whose address is 222 SW Columbia, Suite 1750, Portland, Oregon 97201, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land located in Salt Lake County, Utah, being further described as follows:

See Exhibit “A” Attached hereto and incorporated herein.

SUBJECT to all easements, rights of way, covenants, and restrictions of record.

IN WITNESS WHEREOF, this 31st day of March, 2020.

GRANTOR:

DRY CREEK PLAZA, LLC

By: 

Name: Mike Morley

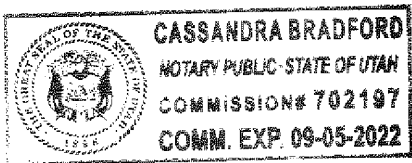
Its: Manager

STATE OF UTAH)

: ss.

COUNTY OF UTAH)

On the 31st day of March, 2020, personally appeared before me Mike Morley, who being by me duly sworn did say he is the Manager of Dry Creek Plaza, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of such entity.




NOTARY PUBLIC

Residing at: Payson, UT

My Commission Expires: 9.5.22

Signature to Special Warranty Deed – Mana Academy

Exhibit "A"

Legal Description of Property

Parcel 1:

Beginning at a point South 89°44'20" West 475.00 feet along the Section to the extension of the West line of 3270 West Street and South 0°02'38" East 1900.18 feet to and along the West line of 3270 West Street and South 89°44'20" West 714.85 feet and South 0°02'38" East 50.32 feet and South 89°44'20" West 39.94 feet and South 90.91 feet from the Northeast corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base & Meridian and running thence West 421.34 feet; thence North 140.54 feet; thence East 325.73 feet; thence South 0°03'12" East 50.06 feet; thence North 89°44'20" East 95.57 feet; thence South 90.91 feet to the point of beginning.

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Parcel 2:

Beginning at a point South 89°44'20" West 475.00 feet along the Section line to the extension of the West line of 3270 West Street and South 0°02'38" East 1900.18 feet to and along the West line of 3270 West Street and South 89°44'20" West 714.85 feet and South 0°02'38" East 50.32 feet and South 89°44'20" West 39.94 feet and South 90.91 feet from the Northeast corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base & Meridian and running thence South 134.88 feet; thence North 88°20'51" West 95.41 feet; thence South 0°02'12" East 62.65 feet; thence West 326.04 feet to the East line of Technology Parkway; thence North 194.78 feet; thence East 421.34 feet to the point of beginning.

Parcel 2A:

TOGETHER WITH those Easements appurtenant to Parcel 2 as created by that certain Reciprocal Grant of Easements for Ingress, Egress, Parking & Storm Water Drainage, recorded March 06, 2000 as Entry No. 7588789 in Book 8346 at Page 4855 of Official Records.

Tax Parcel No. 15-20-277-012