

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

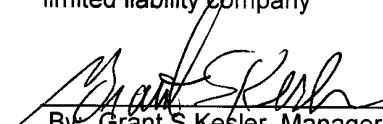
See Attached Exhibit "A"

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.

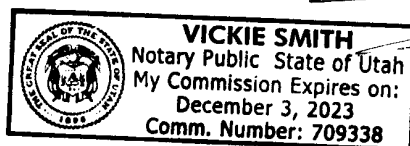
WITNESS the hand of said grantor, this 30 day of December, 2020

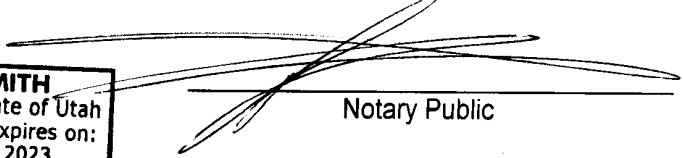
MS OPERATING CO. LLC, a Utah
limited liability company


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.

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

13581063
2/26/2021 3:45:00 PM \$40.00
Book - 11127 Pg - 694-696
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ASPEN TITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

**Corrective
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

THE PURPOSE OF THIS DEED IS TO CORRECT THE LEGAL DESCRIPTION OF THE SPECIAL WARRANTY DEED RECORDED JANUARY 27, 2021 AS ENTRY #13547342, BOOK 11107, PAGE 3004 OF THE SALT LAKE COUNTY RECORDER'S OFFICE.

See Attached Exhibit "A"

15-02-104-001-0000

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

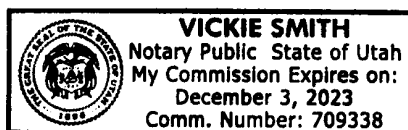
WITNESS the hand of said grantor, this 26 day of February, 2021

MS OPERATING CO. LLC, a Utah
limited liability company


By: Grant S Kesler, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 26 day of February, 2021, 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

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MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

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972.63 FEET AND NORTH 89°56'26" EAST 30.70 FEET FROM A FOUND
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AND NAVAJO STREET; THENCE NORTH 00°03'34" WEST 82.54 FEET;
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SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY
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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.

BK 11127 PG 695

~~BK 11107 PG 1005~~

Beginning at a point on the west line of Block 6 of Highland Park Addition; said point being North 00°03'34" West, along said west line, 139.54 feet from the Southwest corner of said Block 6; said point also being North 00°03'34" West, along the monument line, 972.63 feet and North 89°56'26" East, 30.70 feet from a monument located at the intersection of 300 South Street and Navajo Street; said point also being South 00°03'34" East, along the section line, 1469.74 feet and North 89°56'26" East, 28.66 feet from the Northeast Corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'34" West, along said west line of Block 6, 82.54 feet; thence East, 822.13 feet to a point on the westerly line of the Jordan River; thence along said westerly line of the Jordan River the following two (2) courses: thence South 05°16'00" East, 154.52 feet; thence South 00°24'00" West, 67.80 feet to a point on the northerly right of way line of 200 South Street; thence along said northerly right of way line of 200 South Street the following five (5) courses: South 89°58'19" West, 88.00 feet; thence North 87°24'07" West, 109.14 feet; thence North 83°29'11" West, 109.72 feet; thence North 79°05'55" West, 111.03 feet; thence North 76°31'39" West, 432.59 feet to the point of beginning.