

Atlas Title  
File # 32590

Ent 449294 Bk 1217 Pg 984-985  
Date: 15-MAR-2018 2:33:30PM  
Fee: \$12.00 Check Filed By: TC  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: ATLAS TITLE INSURANCE HEBER

# Special Warranty Deed

SN Midway LLC, a Utah limited liability company, A corporation organized and existing under the laws of the State of UTAH  
As Grantor

hereby **CONVEY AND WARRANT**, against those claiming by, through or under the Grantor to:

CASTLEWOOD - INDIAN SUMMER, LLC  
Grantee, of: 6740 South 1300 East, Salt Lake City, UT 84121

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land within Wasatch County, State of UTAH to wit:

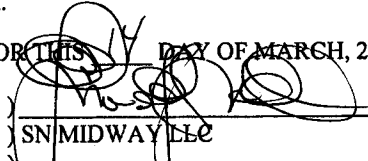
SEE ATTACHED LEGAL DESCRIPTION

Grantor does covenant with the Grantees and their assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantees and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2017 AND THEREAFTER.

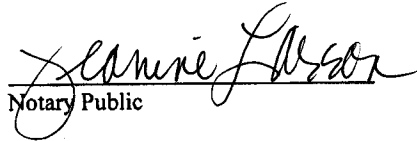
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

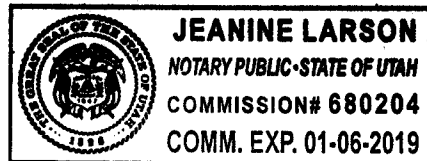
WITNESS THE HAND OF SAID GRANTOR THIS 15 DAY OF MARCH, 2017

  
\_\_\_\_\_  
) SN MIDWAY LLC  
) By: Garrett S. S:U  
) Its: MANAGER/CEO

STATE OF UTAH )  
) §.  
County of WASATCH )

On this 14 day of March, 2017, personally appeared before me Garrett S. S:U whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he/she is the MANAGER/CEO of SN MIDWAY LLC, the Corporation that executed the foregoing instrument and that said document was signed by him/her in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and he/she acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
Notary Public



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## LEGAL DESCRIPTION

A portion of the NW1/4 of Section 35, Township 3 South, Range 4 East, Salt Lake Base & Meridian, located in Midway, Utah, more particularly described as follows: Beginning at a point on a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County located S 89°44'37" W along the Section line 467.23 feet and South 2,048.72 feet from the North ¼ Corner of Section 35, T3S, R4E, S.L.B. & M.; thence South along said Agreement line 69.00 feet; thence S 4°19'42" W 120.43 feet; thence East 44.52 feet; thence South 142.84 feet; thence East 89.65 feet; thence S 0°01'12" W 66.00 feet; thence West 197.01 feet; thence S 0°17'40" W 216.73 feet to a point on a boundary Line Agreement recorded in Deed Book 958 Page 627 of the Official Records of Wasatch County; thence West along said Agreement line 815.55 feet to the southerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 629 of the Official Records of Wasatch County; thence N 0°13'21" E along said Agreement line and extension thereof 610.30 feet; thence N 89°45'09" E 512.00 feet to the westerly terminus of a Boundary Line Agreement recorded in Deed Book 958 Page 636 of the Official Records of Wasatch County; thence N 89°40'11" E along said Agreement line 374.25 feet to the point of beginning.

Tax ID Nos. OMI-0411, OMI-0412, OMI-0413-2, and OMI-0412-1