

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:
Toll Southwest, LLC
8767 East Via de Ventura
Suite 390
Scottsdale, AZ 85258

13141450
12/6/2019 3:06:00 PM \$40.00
Book - 10869 Pg - 4400-4402
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Tax Id No.: 26-26-401-008 and 26-26-200-034

119803-DMF

(Space Above For Recorder's Use)


SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company ("Grantor") hereby conveys and warrants to Toll Southwest LLC, a Delaware limited liability company whose address is 8767 East Via de Ventura, Suite 390, Scottsdale, AZ 85258 ("Grantee"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("**Property**") located in the County of Salt Lake, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, subject, however, to current real property taxes and assessments for calendar year 2019 and also subject to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property and any matters that would be disclosed by an inspection or survey of the Property.

Dated this 6TH day of December, 2019

GRANTOR:

FORT HERRIMAN CROSSING, L.L.C.,
a Utah limited liability company

By: 
Name: JEWEL YOUNG
Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of December, 2019, by KIRK YOUNG, in his capacity as the MANAGER of FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company.

Cortlund G. Ashton

NOTARY PUBLIC
Residing at: DRAPER, UT

My Commission Expires:

7/25/23



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

Beginning at a point being North 89°59'00" West 2,020.84 feet along the section line and South 2,211.87 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'53" East 661.17 feet; thence South 89°58'07" West 247.28 feet; thence South 44°53'33" West 46.61 feet; thence North 00°08'37" East 672.43 feet; thence South 89°17'30" East 160.47 feet; thence Northeasterly 63.55 feet along the arc of a 220.00 foot radius curve to the left (center bears North 00°42'30" East and the chord bears North 82°26'00" East 63.33 feet with a central angle of 16°33'00"); thence North 74°09'30" East 52.81 feet; thence Northeasterly 4.24 feet along the arc of a 350.00 foot radius curve to the right (center bears South 15°50'30" East and the chord bears North 74°30'21" East 4.24 feet with a central angle of 00°41'42") to the point of beginning. (aka proposed Big Bend Park Phase 12)

PARCEL 2:

Beginning at a point being North 89°59'00" West 2,020.48 feet along the section line and South 2,873.04 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°01'53" East 683.03 feet; thence South 89°57'57" West 282.18 feet; thence North 00°08'37" East 650.05 feet; thence North 44°53'33" East 46.61 feet; thence North 89°58'07" East 247.28 feet to the point of beginning. (aka proposed Big Bend Park Phase 13)