

When recorded, mail to:
Black Clover Enterprises, LLC
12101 South State Street #106
Draper, Utah 84020

12683006
12/19/2017 3:17:00 PM \$14.00
Book - 10631 Pg - 2938-2940
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Special Warranty Deed

Draper Spectrum, L.C., a Utah limited liability company, as Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to Black Clover Enterprises, LLC, a Utah limited liability company, as Grantee, at 12101 S. State Street, Suite 106, Draper, Utah 84020 for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2017, and thereafter.

WITNESS the hand of said Grantor this 19th day of December, 2017.

[SIGNATURE ON FOLLOWING PAGE]

FIRST AMERICAN TITLE
#NCS 872410

EXHIBIT "A" TO SPECIAL WARRANTY DEED

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 101A, EASTGATE SUBDIVISION AMENDED, AMENDING LOTS 101 AND 103 OF EASTGATE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2013P" OF PLATS, AT PAGE 247 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTH 0°03'30" EAST 1759.96 FEET AND NORTH 89°57'50" WEST 2110.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0°02'10" WEST 236.18 FEET; THENCE SOUTH 89°57'28" WEST 211.31 FEET; THENCE NORTH 109.62 FEET; THENCE WEST 46.21 FEET; THENCE NORTH 00°02'10" EAST 126.88 FEET; THENCE SOUTH 89°57'50" EAST 257.60 FEET TO THE POINT OF BEGINNING.

(Portion of Parcel No. 28-30-151-056)