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3/27/2019 2:15:00 PM \$16.00
Book - 10764 Pg - 3518-3520
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Sandy City, a Utah municipal corporation
10000 Centennial Parkway Sandy
Sandy, UT 84070



File No.: 80521-AF

WARRANTY DEED

Shadowland, LLC, a Utah limited liability company

GRANTOR(S) of West Jordan, State of Utah, hereby Conveys and Warrants to

Sandy City, a Utah municipal corporation

GRANTEE(S) of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration,
the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 27-01-451-019 and 27-01-426-059 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 27th day of March, 2019.

Shadowland, LLC, a Utah limited liability company

BY: *Loren L. Nielsen*
Loren L. Nielsen
Manager

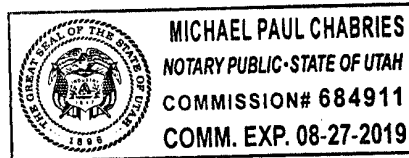
BY: *Debra J. Nielsen*
Debra J. Nielsen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 27th day of March, 2019, personally appeared before me Loren L. Nielsen, who acknowledged herself to be the Manager of Shadowland, LLC, a Utah limited liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P. Chabries
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 27th day of March, 2019, personally appeared before me Debra J. Nielsen, who acknowledged herself to be the Manager of Shadowland, LLC, a Utah limited liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P. Chabries
Notary Public

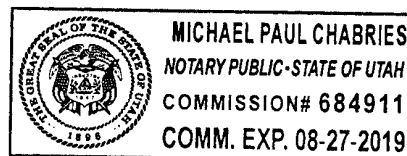


EXHIBIT A
Legal Description

PARCEL 1:

Lot 1, WASATCH REAL SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

PARCEL 2:

Beginning 58.19 feet North and 3.5 feet West from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Meridian; thence West 22.50 feet, more or less; thence South 708.19 feet; thence East 22.50 feet, more or less; thence North 708.19 feet to the beginning.

ALSO: Beginning 1110 feet South and 3.5 feet West from the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 1; thence West 22.50 feet, more or less; thence South 420.34 feet, more or less; thence North 43°21'21" East 33.63 feet, more or less; thence North 392.72 feet, more or less to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion of said Parcel 2 lying within the bounds of that certain parcel conveyed to Sandy City by that certain Warranty Deed, dated November 6, 1997 and recorded November 7, 1997 as Entry No. 6785104 in Book 7802 at Page 580 of official records.