

13205324
2/28/2020 12:11:00 PM \$40.00
Book - 10903 Pg - 1784-1788
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, RETURN TO:

Miller Family Real Estate, L.L.C.
Attention: Courtney Palmer
9350 South 150 East, Suite 900
Sandy, Utah 84070

CTA# 122407-WHP

Parcel No.: 22-18-153-033

WARRANTY DEED

TOWERS PROPERTIES NO. 1, L.L.C., a Utah limited liability company, who acquired title as Towers Properties No. 1, LLC, a Utah limited liability company, whose address is P.O. Box 57681, Murray, Utah 84157, Grantor, hereby conveys and warrants to **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, whose principal office is located at 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described real property located in Salt Lake County, Utah, to wit:

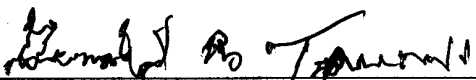
See attached Exhibit A (the "Property")

SUBJECT TO current taxes and assessments and easements, restrictions, rights-of-way appearing of record or enforceable in law and equity, including, without limitation, the matters identified and listed on the attached Exhibit B ("Permitted Exceptions").

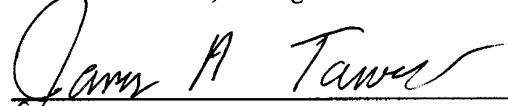
WITNESS the hand of said Grantor this 27th day of February, 2020

GRANTOR:

TOWERS PROPERTIES NO. 1, L.L.C.,
a Utah limited liability company



Gerald R. Towers, Manager



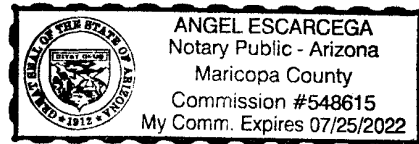
James H. Towers, Manager

[Acknowledgements on Following Page]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing Warranty Deed was acknowledged before me this 27th day of February, 2020 by Gerald R. Towers, as Manager of **TOWERS PROPERTIES NO. 1, L.L.C.**, a Utah limited liability company, on behalf of said limited liability company.

Angel
Notary Public
Residing at: 9221 E Baseline, 85209



STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing Warranty Deed was acknowledged before me this 27th day of February, 2020 by James H. Towers, as Manager of **TOWERS PROPERTIES NO. 1, L.L.C.**, a Utah limited liability company, on behalf of said limited liability company.

Angel
Notary Public
Residing at: 9221 E Baseline, 85209

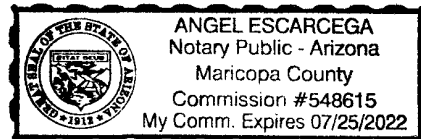


EXHIBIT A
Legal Description of the Property

The following real property located in Salt Lake County, State of Utah, described as:

Beginning at a point given as West 1,627.67 feet and North 02°15'00" East 289.35 feet from the Southeast corner of the Northwest quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point being East 303.89 feet and North 02°15'00" East 289.35 feet from a County monument at the intersection of State Street centerline and 5770 South Street and running thence North 02°15'00" East 87.84 feet; thence North 89°31'52" West 254.28 feet to the East line of State Street; said point being North 02°15'00" East 380.39 feet, and South 88°43'00" East 49.51 feet from said County monument at the intersection of State Street and 5770 South Street; thence South 02°15'00" West 130.00 feet along the East line of State Street; thence East 254.35 feet; thence North 02°15'00" East 40.07 feet to the point of beginning.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2020 are accruing as a lien not yet due and payable. Taxes for the year 2019 have been paid in the amount of \$5,503.72.
2. The herein described Land is located within the boundaries of Murray City, South Salt Lake Valley Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easement in favor of Murray City Corporation for a perpetual easement and right-of-way for the installation and continued maintenance, repair, alteration and replacement of underground and or overhead power lines and appurtenances and incidental purposes, by instrument dated March 6, 1990 and recorded March 22, 1990, as Entry No. 4895452, in Book 6206, at Page 2078.
6. Easement in favor of Murray City Corporation for a perpetual easement and right-of-way for the installation and continued maintenance, repair, alteration and replacement of underground and or overhead power lines and appurtenances and incidental purposes, by instrument dated September 5, 1990 and recorded September 10, 1990, as Entry No. 4963480, in Book 6251, at Page 508.
7. Easement in favor of Murray City, a municipal corporation for installation, maintenance, operation, repair, and replacement of a sanitary sewer line, power lines and appurtenant parts thereof and the right to reasonable access to said Land and incidental purposes, by instrument recorded August 27, 2012, as Entry No. 11458425, in Book 10049, at Page 6622.
8. The terms, conditions and easements set forth in that certain Agreement for Future Cross-Access Easement between the Utah Department of Transportation and Towers Properties No. 1 L.L.C., dated May 4, 2018 and recorded May 9, 2018 as Entry No. 12769133 in Book 10672 at Page 9468.

9. Utah Department of Transportation Drainage Agreement between Utah Department of Transportation and Towers Properties No. 1, dated May 4, 2018 and recorded May 9, 2018 as Entry No. 12769134 in Book 10672 at Page 9475.

10. Subject to the following matters disclosed on that certain survey prepared by Anderson Wahlen & Associates, having been certified under the date of February 23, 2018, as Job No. 18-017as, by Bruce D. Pimper, a Professional Land Surveyor holding License No. 362256:
 - The fact that the existing fence(s) are not located on the boundary line(s)

 - The encroachment of a shed on the West line of subject Land

 - The existing building lies within the Power Line Easement Entry No. 4963480

 - A 0.2 deed overlap on the Northwest line, a 0.3 gap along the East line, a 2.0 deed gap along the Southeast line and 2.6 deed gap along the Southwest line

 - Existing utilities, including but not limited to gas line(s), overhead power line(s), storm drain line(s), guy wire(s), pylon sign, catch basin(s), light pole(s), water valve(s), gas line(s), gas meter(s), bollard(s), irrigation control box(es), clean out(s), power pole(s)

12. Trust Deed with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Gerald R. Towers and James H. Towers; Trustee: Thomas A. Duffin; Beneficiary: Helen C. Towers; Amount: \$123,429.85; Recorded: September 5, 1989 as Entry Number 4818911 in Book 6156 at Page 1397.

EXHIBIT A
Permitted Exceptions

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. All taxes due and payable have been paid in full.
10. Intentionally deleted.
11. Intentionally deleted.
12. Intentionally deleted.
13. Said property is included within the boundaries of Murray City, and is subject to the charges and assessments thereof. None due and payable.
14. Easement for public utilities and incidental purposes over the East 5 feet of the South 91.042 feet, as shown on the recorded plat of Murray Heights, recorded September 3, 1948 as Entry No. 113219 in Book "K" of Plats at Page 28 of Official Records.
15. Easements and Rights-Of-Way, as disclosed by Special Warranty Deed recorded April 28, 1969 as Entry No. 2285432 in Book 2749 at Page 184 of Official Records.
16. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: American National Mortgage Company, Inc.
Grantee: Mountain Fuel Supply Company
Recorded: August 04, 1970
Entry No.: 2343973
Book: 2883
Page: 646

17. A right of way for ingress and egress, as reserved in that certain Warranty Deed recorded October 12, 1971 as Entry No. 2414831 in Book 3006, at Page 33 of Official Records and further corrected by that certain Warranty Deed recorded February 26, 1974 as Entry No. 2606952 in Book 3538 at Page 244 of Official Records.

18. A right of way for ingress and egress, as reserved in that certain Quit Claim Deed recorded December 16, 1988 as Entry No. 4715057 in Book 6089 at Page 2728 of Official Records.

19. Intentionally deleted.

20. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Duane J. Sundloff Sr. and Lucretia A. Sundloff
Grantee: Mountain States Telephone and Telegraph Company
Recorded: May 01, 1990
Entry No.: 4911188
Book/Pages: 6217 / 728

21. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Phillips Petroleum Company, a Delaware corporation
Grantee: Murray City Corporation
Recorded: April 18, 1997
Entry No.: 6623015
Book/Page: 7646 / 1215

22. Intentionally deleted.

23. Intentionally deleted.

24. Any easements and/or rights of way for the water distribution system and appurtenances of the Cahoon and Maxfield Irrigation Company, as the same may be found to intersect the herein described property, as disclosed by Quit Claim Deed, recorded December 29, 1999 as Entry No. 7543760 in Book 8332 at Page 903 of Official Records.

25 - 43. Intentionally deleted.

44. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: N.C. Garrido, Inc.
Grantee: Murray City, a municipal corporation
Recorded: April 13, 2012
Entry No.: 11448940
Book/Page: 10045 / 1078

45 - 49. Intentionally deleted.

50. Rights of current tenants as tenants only.

51. Rights or claims of parties currently in possession.

11833099
4/14/2014 3:24:00 PM \$12.00
Book - 10223 Pg - 5990-5991
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

F 85594 F

Affecting Parcel ID No. 22-18-153-010

QUITCLAIM DEED

N.C. GARRIDO, INC., a Utah corporation, of Salt Lake County, State of Utah, Grantor, hereby quitclaims to MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

A triangular shaped parcel of ground missing from the original deed and needed to adjust the South Line of the deed description to match the North Line of 5770 South Street as it exists on the ground, described metes and bounds as follows:

A part of the Northwest Quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of 5770 South Street as it exists on the ground at 33.00 foot half-width and as shown as the Southwest Corner of Lot 3 of Murray Heights, a subdivision recorded September 3, 1948 of Official Records; said point of beginning is described of record as being 1627.67 feet West and 47.26 feet North 2°15' East from the Southeast Corner of the Northwest Quarter of said Section 18; said point of beginning is located 14.23 feet North 2°16'42" East along the Monument Line in State Street, 304.18 feet East along the Centerline of 5770 South Street, and 33.03 feet North 2°15'00" East from an existing Brass Cap Street Monument; and running thence North 88°43' West 90.00 feet along the South Line of the deed to the Southwesterly Corner thereof; thence South 2°15'00" West 2.02 feet to the North Line of said 5770 South Street; thence East 90.06 feet along said North Line of 5770 South Street to the point of beginning.

WITNESS the hand of said Grantor this 14th day of April, 2014.

GRANTOR:

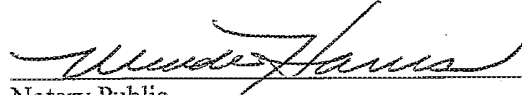
N.C. GARRIDO, INC., a Utah corporation



By: _____
Name: Noe A. Garrido
Its: President

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

The foregoing instrument was acknowledged before me this 14 day of April, 2014, by Noe A. Garrido, the President of N.C. Garrido, Inc., a Utah corporation, for and on behalf of said corporation.


Notary Public

