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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")

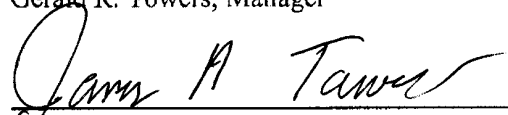
SUBJECT TO current taxes and assessments and easements, restrictions, rights-of-way appearing of record or enforceable in law and equity, including, without limitation, the matters identified and listed on the attached Exhibit B ("Permitted Exceptions").

WITNESS the hand of said Grantor this 27<sup>th</sup> day of February, 2020

**GRANTOR:**

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

  
\_\_\_\_\_  
Gerald R. Towers, Manager

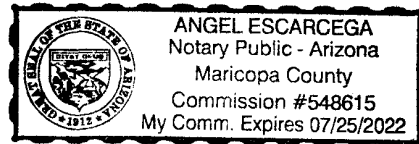
  
\_\_\_\_\_  
James H. Towers, Manager

[Acknowledgements on Following Page]

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing Warranty Deed was acknowledged before me this 27<sup>th</sup> 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.

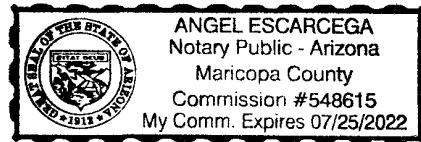
Angel  
Notary Public  
Residing at: 9221 E Baseline, 85209



STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing Warranty Deed was acknowledged before me this 27<sup>th</sup> 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.