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12/21/2020 2:17:00 PM \$40.00
Book - 11084 Pg - 7437-7439
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
TFC 13400 Mister, LLC, a Utah limited
liability company
6770 South 900 East, #102
Salt Lake City, UT 84047

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1000154-SLC1 (ach)**
A.P.N.: **33-06-100-037-0000**

Jay Robinson, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

TFC 13400 Mister, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

LOT 1, CALDER PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN 13400 SOUTH STREET.

ALSO LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING ROADWAY 13400 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 1 OF CALDER PLACE 1 LOT SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING 6.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER'S STATION 135+84.79; AND RUNNING THENCE SOUTH 89°48'47" EAST 135.00 FEET ALONG THE NORTHERLY LOT LINE OF SAID LOT 1 SAID LINE ALSO BEING THE NORTH SECTION LINE OF SAID SECTION 6, TO THE NORTHEAST CORNER OF SAID LOT 1, WHICH CORNER IS 6.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE AT ENGINEER'S STATION 137+19.79; THENCE SOUTH 00°21'38" EAST 45.00 FEET ALONG

THE EASTERLY BOUNDARY LINE OF SAID LOT 1 TO A POINT 39.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER'S STATION 137+20.22; THENCE NORTH 89°48'47" WEST 135.00 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT IN THE WESTERLY LOT LINE OF SAID LOT 1, WHICH POINT IS 39.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER'S STATION 135+85.22; THENCE NORTH 00°21'38" WEST 45.00 FEET ALONG SAID WESTERLY LOT LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 02, 2010 AS ENTRY NO. 11024081 IN BOOK 9855 AT PAGE 4038 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, LOCATED IN LOT 1, OF CALDER PLACE 1 LOT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT, ON FILE, RECORDED ON MARCH 17, 1992, AS ENTRY NO. 5216920, IN BOOK 92-3, AT PAGE 43, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, UTAH, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 13400 SOUTH STREET, WHICH POINT IS 1057.65 FEET SOUTH 89°48'47" EAST ALONG THE SECTION LINE AND 45.00 FEET SOUTH 0°21'38" EAST ALONG THE WESTERLY SUBDIVISION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 6, AND RUNNING THENCE SOUTH 0°21'38" EAST 9.95 FEET ALONG THE WESTERLY BOUNDARY LINE TO A POINT 69.85 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE 13400 SOUTH STREET RIGHT OF WAY CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 28+72.08; THENCE SOUTH 89°03'45" EAST 135.03 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID LOT 1, AT A POINT 68.39 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 30+09.48; THENCE NORTH 0°21'38" WEST 11.72 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE NORTH 89°48'47" WEST 135.00 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°14'51" CLOCKWISE TO MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

Witness, the hand(s) of said Grantor(s), this December 18th, 2020, to be effective December 21st, 2020.

Jay Robinson
Jay Robinson

STATE OF Utah)
County of Sevier)ss.

On December 18th, 2020, before me, the undersigned Notary Public, personally appeared **Jay Robinson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10-01-2022

Marci D Brunson
Notary Public

