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Book - 10761 Pg - 8358-8363  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 6 P.

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
1092 East South Union Avenue  
Midvale, UT 84047  
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
6150 South Redwood Road #100  
Taylorsville, UT 84123

### SPECIAL WARRANTY DEED

ITS File No.: 82865  
PIN: 26-26-401-006, 26-26-428-001, 26-26-428-018 and 26-26-428-019

FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company, Grantor,

of Taylorsville, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor, but not otherwise, to

YOSEMITE PARK, LLC, a Utah limited liability company, Grantee,

of Taylorsville, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

**Parcel 1:**  
**PROPOSED: Big Bend Park Phase 5 Plat**

Beginning at a point being North 89°59'00" West 1,044.67 feet along the section line and South 2,790.76 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 32°48'24" East 24.00 feet;  
thence Southeasterly 257.01 feet along the arc of a 173.00 foot radius curve to the left (center bears North 57°11'36" East and the chord bears South 75°21'57" East 234.02 feet with a central angle of 85°07'07");

thence Northeasterly 75.97 feet along the arc of a 130.00 foot radius curve to the right (center bears South 27°55'30" East and the chord bears North 78°48'57" East 74.89 feet with a central angle of 33°28'55");

thence Northeasterly 42.18 feet along the arc of a 80.00 foot radius curve to the left (center bears North 05°33'25" East and the chord bears North 80°27'14" East 41.69 feet with a central angle of 30°12'21");

thence Northeasterly 62.45 feet along the arc of a 130.00 foot radius curve to the right (center bears South 24°38'56" East and the chord bears North 79°06'46" East 61.85 feet with a central angle of 27°31'24");

thence South 87°07'17" East 62.59 feet;

thence Southeasterly 16.38 feet along the arc of a 230.00 foot radius curve to the right (center bears South 02°52'43" West and the chord bears South 85°04'52" East 16.38 feet with a central angle of 04°04'50");  
thence Southeasterly 36.69 feet along the arc of a 80.00 foot radius curve to the right (center bears South 06°57'33" West and the chord bears South 69°54'05" East 36.37 feet with a central angle of 30°21'49");  
thence South 56°45'43" East 26.81 feet;  
thence Southeasterly 69.40 feet along the arc of a 71.00 foot radius curve to the left (center bears North 33°14'17" East and the chord bears South 84°45'56" East 66.67 feet with a central angle of 56°00'28");  
thence Southeasterly 66.44 feet along the arc of a 64.00 foot radius curve to the right (center bears South 22°46'10" East and the chord bears South 83°01'49" East 63.49 feet with a central angle of 59°28'42");  
thence South 53°17'28" East 16.04 feet;  
thence Southeasterly 123.95 feet along the arc of a 220.00 foot radius curve to the left (center bears North 36°45'09" East and the chord bears South 69°23'18" East 122.32 feet with a central angle of 32°16'55");  
thence South 30°52'06" East 20.51 feet;  
thence South 19°58'12" West 108.72 feet;  
thence Northeasterly 20.43 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°57'33" East and the chord bears North 78°56'49" East 18.88 feet with a central angle of 78°01'27");  
thence Southwesterly 109.06 feet along the arc of a 185.00 foot radius curve to the left (center bears South 50°03'54" East and the chord bears South 23°02'47" West 107.49 feet with a central angle of 33°46'38");  
thence South 89°57'51" West 96.00 feet;  
thence North 4.45 feet;  
thence South 89°57'52" West 639.03 feet;  
thence North 00°02'03" West 80.49 feet;  
thence Northwesterly 105.59 feet along the arc of a 256.50 foot radius curve to the left (center bears South 89°57'57" West and the chord bears North 11°49'37" West 104.84 feet with a central angle of 23°35'08");  
thence North 00°04'11" West 172.32 feet to the point of beginning.

Contains 216,291 Square Feet or 4.965 Acres and 18 Lots

BEING PART OF PARCEL IDENTIFICATION NO.'S: 26-26-401-006; 26-26-428-001; 26-26-428-018; 26-26-428-019.

**Parcel 2:**

**PROPOSED: Big Bend Park Phase 4 Plat**

Beginning at a point being North 89°59'00" West 927.92 feet along the section line and South 3,146.10 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°02'03" East 311.55 feet;  
thence South 89°57'57" West 90.00 feet;  
thence South 00°02'03" East 8.92 feet;  
thence South 89°58'20" West 166.41 feet;  
thence North 00°01'53" West 410.82 feet;  
thence South 89°53'15" East 36.65 feet;  
thence North 00°06'45" East 131.63 feet;  
thence North 43°00'55" East 63.00 feet;  
thence Southeasterly 210.19 feet along the arc of a 256.50 foot radius curve to the right (center bears South 43°00'55" West and the chord bears South 23°30'34" East 204.36 feet with a central angle of 46°57'02");  
thence South 00°02'03" East 80.49 feet;  
thence North 89°57'52" East 95.00 feet to the point of beginning.

Contains 112,361 Square Feet or 2.579 Acres and 14 Lots

Being Part of Parcel Identificatio No.'s 26-26-401-006 and 26-26-428-001.

BOTH PARCELS ARE SUBJECT TO A PERPETUAL EASEMENT IN FAVOR OF FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, UTILITIES AND OTHER PURPOSES/FACILITIES CONSISTENT WITH ACCESS-WAYS AND UTILITY EASEMENTS ACROSS THE FOLLOWING:

Beginning at a point being North 89°59'00" West 1,104.89 feet along the section line and South 3,146.10 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southeasterly 104.60 feet along the arc of a 256.50 foot radius curve to the right (center bears South 43°00'55" West and the chord bears South 35°18'08" East 103.88 feet with a central angle of 23°21'54");  
thence North 00°04'11" West 22.95 feet;  
thence Southeasterly 45.06 feet along the arc of a 266.50 foot radius curve to the right (center bears South 61°51'11" West and the chord bears South 23°18'13" East 45.00 feet with a central angle of 09°41'13");  
thence Southeasterly 7.09 feet along the arc of a 5.00 foot radius curve to the left (center bears North 71°32'24" East and the chord bears South 59°03'50" East 6.51 feet with a central angle of 81°12'27");  
thence Northeasterly 2.40 feet along the arc of a 78.00 foot radius curve to the right (center bears South 09°40'03" East and the chord bears North 81°12'54" East 2.40 feet with a central angle of 01°45'56");  
thence Northeasterly 46.00 feet along the arc of a 336.08 foot radius curve to the right (center bears South 07°54'08" East and the chord bears North 86°01'08" East 45.96 feet with a central angle of 07°50'31");

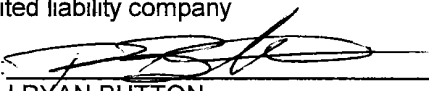
thence North 89°55'49" East 188.96 feet;  
 thence Northeasterly 91.44 feet along the arc of a 963.50 foot radius curve to the left (center bears North 00°04'11" West and the chord bears North 87°12'41" East 91.41 feet with a central angle of 05°26'15");  
 thence Northeasterly 98.37 feet along the arc of a 1,036.50 foot radius curve to the right (center bears South 05°30'27" East and the chord bears North 87°12'41" East 98.33 feet with a central angle of 05°26'15");  
 thence North 89°55'49" East 122.87 feet;  
 thence Southeasterly 140.15 feet along the arc of a 286.50 foot radius curve to the right (center bears South 00°04'11" East and the chord bears South 76°03'19" East 138.76 feet with a central angle of 28°01'44");  
 thence South 62°02'27" East 86.00 feet;  
 thence South 19°58'12" West 10.10 feet;  
 thence Northeasterly 20.43 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°57'33" East and the chord bears North 78°56'49" East 18.88 feet with a central angle of 78°01'27");  
 thence Southwesterly 75.41 feet along the arc of a 185.00 foot radius curve to the left (center bears South 50°03'54" East and the chord bears South 28°15'27" West 74.89 feet with a central angle of 23°21'17");  
 thence North 62°02'27" West 101.69 feet;  
 thence Northwesterly 104.44 feet along the arc of a 213.50 foot radius curve to the left (center bears South 27°57'33" West and the chord bears North 76°03'19" West 103.41 feet with a central angle of 28°01'44");  
 thence South 89°55'49" West 122.87 feet;  
 thence Southwesterly 91.44 feet along the arc of a 963.50 foot radius curve to the left (center bears South 00°04'11" East and the chord bears South 87°12'41" West 91.41 feet with a central angle of 05°26'15");  
 thence Southwesterly 98.37 feet along the arc of a 1,036.50 foot radius curve to the right (center bears North 05°30'27" West and the chord bears South 87°12'41" West 98.33 feet with a central angle of 05°26'15");  
 thence South 89°55'49" West 188.97 feet;  
 thence Southwesterly 35.98 feet along the arc of a 263.08 foot radius curve to the left (center bears South 00°03'37" East and the chord bears South 86°01'20" West 35.95 feet with a central angle of 07°50'07");  
 thence Southwesterly 7.17 feet along the arc of a 5.00 foot radius curve to the left (center bears South 07°53'44" East and the chord bears South 41°02'06" West 6.57 feet with a central angle of 82°08'19");  
 thence South 00°02'03" East 295.08 feet;  
 thence Southeasterly 45.87 feet along the arc of a 458.50 foot radius curve to the left (center bears North 89°57'57" East and the chord bears South 02°54'01" East 45.85 feet with a central angle of 05°43'55");  
 thence Southeasterly 54.17 feet along the arc of a 541.50 foot radius curve to the right (center bears South 84°14'02" West and the chord bears South 02°54'01" East 54.15 feet with a central angle of 05°43'55");

thence South 00°02'03" East 1.08 feet;  
thence South 89°57'57" West 10.00 feet;  
thence South 00°02'03" East 8.92 feet;  
thence South 89°58'20" West 73.00 feet;  
thence North 00°02'03" West 9.99 feet;  
thence Northwesterly 45.87 feet along the arc of a 458.50 foot radius curve to the left (center bears South 89°57'57" West and the chord bears North 02°54'01" West 45.85 feet with a central angle of 05°43'55");  
thence Northwesterly 54.17 feet along the arc of a 541.50 foot radius curve to the right (center bears North 84°14'02" East and the chord bears North 02°54'01" West 54.15 feet with a central angle of 05°43'55");  
thence North 00°02'03" West 291.09 feet;  
thence Northwesterly 150.37 feet along the arc of a 183.50 foot radius curve to the left (center bears South 89°57'57" West and the chord bears North 23°30'34" West 146.20 feet with a central angle of 46°57'02");  
thence North 43°00'55" East 73.00 feet to the point of beginning.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 18th day of March, 2019.

FORT HERRIMAN CROSSING, L.L.C., a Utah  
limited liability company

BY:   
\_\_\_\_\_  
J RYAN BUTTON  
Manager

STATE OF UTAH  
                  ss.  
COUNTY OF SALT LAKE

On the 18th of March, 2019, personally appeared before me J RYAN BUTTON who being duly sworn did say that he/she/they is the Manager of FORT HERRIMAN CROSSING, L.L.C., a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said J RYAN BUTTON acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.

  
\_\_\_\_\_  
Notary Public -

Commission Expires: 12-15-19  
Commission No.: 686105

