

Mail Recorded Deed and Tax Notice To:
West Valley School Development II, LLC,
290 N. Flint St, Ste A
Kaysville, UT 84037

13524349
1/6/2021 1:30:00 PM \$40.00
Book - 11094 Pg - 4346-4348
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 134168-CAF

SPECIAL WARRANTY DEED

ICO Multifamily Holdings, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

West Valley School Development II, LLC, a Utah limited liability company

GRANTEE(S) of Kaysville, 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.: 14-23-400-044 and 14-26-202-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 19 day of December, 2020.

ICO Multifamily Holdings, LLC, a Utah limited liability company

BY: James G. Seaberg
James G. Seaberg
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18th day of December, 2020, personally appeared before me James G Seaberg, who acknowledged themselves to be the Manager of ICO Multifamily Holdings, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Cortlund G. Ashton
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Proposed Lot 1 of Proposed WALLACE STEGNER ACADEMY SUBDIVISION, said Proposed Lot 1 being more particularly described as follows:

A part of the Southeast quarter of Section 23, and the Northeast quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, West Valley City, Salt Lake County, Utah:

Beginning at a point which is 513.18 feet North 00°05'37" East along the quarter section line and 96.07 feet due East from the South quarter corner of said Section 23, running thence due East 495.42 feet to the Westerly line of Rocky Mountain Power property; thence two (2) courses Southerly along said Westerly line as follows: (1) South 02°47'55" West 186.46 feet; and (2) South 05°42'28" West 312.95 feet to the Northerly right-of-way line of Parkway Boulevard as it exists at a 49.50 foot half-width; thence Westerly 158.67 feet along said Northerly line and the arc of a 2049.50 foot radius curve to the left through a delta angle of 04°26'09", and long chord of South 84°38'34" West 158.63 feet; thence South 88°55'10" West 75.45 feet; thence South 69°50'29" West 58.81 feet to said Northerly line of Parkway Boulevard; thence Southwesterly 162.13 feet along said Northerly line and the arc of a 2049.50 foot radius curve to the left through a delta angle of 04°31'57", and long chord of South 76°27'21" West 162.09 feet to a point of curvature; thence Northerly eight (8) courses along the Easterly line of a public street as follows: (1) Northwesterly 30.98 feet along the arc of a 20.00 foot radius curve to the right through a delta angle of 88°45'51", and long chord of North 61°25'42" West 27.98 feet; (2) North 17°02'47" West 67.02 feet to a point of curvature; (3) Northerly 51.75 feet along the arc of a 173.00 foot radius curve to the right through a delta angle of 17°08'24", and long chord of North 08°28'35" West 51.56 feet; (4) North 00°05'37" East 50.93 feet to a point of curvature; (5) Northerly 60.87 feet along the arc of a 173.00 foot radius curve to the right through a delta angle of 20°09'30", and long chord of North 10°10'22" East 60.55 feet; (6) North 20°15'07" East 51.96 feet to a point of curvature; (7) Northerly 80.24 feet along the arc of a 227.00 foot radius curve to the left through a delta angle of 20°15'07", and long chord of North 10°07'34" East 79.82 feet; and (8) due North 205.80 feet to the point of beginning.

PARCEL 1A:

The non-exclusive easements, appurtenant to Parcel 1 described herein, for pedestrian traffic, bicycles, motorized vehicles and other access, as created and described in that certain Temporary Access Easement recorded 11/6/2021 as Entry No. 13524306, in Book 11094, at Page 4206.

Tax Id No.: 14-23-400-044 and 14-26-202-002

13595997
3/12/2021 1:10:00 PM \$40.00
Book - 11135 Pg - 5232-5233
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice To:
3401 N. Center St.
Ste. #30
Lehi, UT 84043

QUIT CLAIM DEED

ICO Multifamily Holdings, LLC, a Utah limited liability company ("Grantor"), for the sum of One Dollar (\$1.00) and other good and valuable consideration, hereby QUIT CLAIMS to West Valley School Development II, LLC, a Utah limited liability company ("Grantee"), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit A

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

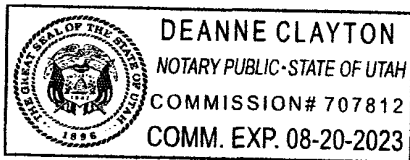
WITNESS the hand of said Grantor, this 10th day of March, 2021.

ICO Multifamily Holdings, LLC

James G. Seaberg
Name: James G. Seaberg
Title: Manager

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

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2021, by JAMES G SEABERG, MANAGER of **ICO Multifamily Holdings, LLC.**



Deanne Clayton
NOTARY PUBLIC

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

EXHIBIT A

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 263.48 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 21.30 FEET SOUTH 0°04'30" EAST FROM THE NORTH QUARTER CORNER OF SAID SECITON 26; RUNNING THENCE SOUTH 69°50'29" WEST 20.05 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE; THENCE 142.02 FEET WESTERLY ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 3°58'34", AND LONG CHORD OF SOUTH 76°10'46" WEST 141.99 FEET (CENTER BEARS SOUTH 11°49'57" EAST) TO A POINT OF REVERSE CURVATURE; THENCE 30.98 FEET NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 88°45'44", AND LONG CHORD OF NORTH 61°25'39" WEST 27.98 FEET; THENCE NORTH 17°02'47" WEST 3.00 FEET TO A POINT OF CURVATURE; THENCE 30.98 FEET SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 88°45'51", AND LONG CHORD OF SOUTH 61°25'42" EAST 27.98 FEET (CENTER BEARS NORTH 72°57'13" EAST) TO A POINT OF REVERSE CURVATURE; THENCE 162.13 FEET EASTERLY ALONG THE ARC OF A 2049.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 04°31'57", AND LONG CHORD OF NORTH 76°27'21" EAST 162.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: 515 SQUARE FEET OR 0.012 ACRES

ALSO:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 394.15 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 0.21 FEET NORTH 0°04'30" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECITON 23; RUNNING THENCE EASTERLY 158.67 FEET ALONG THE ARC OF A 2049.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 4°26'09" AND LONG CHORD OF NORTH 84°38'34" EAST 158.63 FEET TO THE WESTERLY LINE OF ROCKY MOUNTIAN POWER PROPERTY; THENCE SOUTH 5°42'28" WEST 3.04 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE ARC OF A CURVE; THENCE 129.93 FEET WESTERLY ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 3°38'15", AND LONG CHORD OF SOUTH 85°01'44" WEST 129.91 FEET (CENTER BEARS SOUTH 03°09'08" EAST) TO SAID NORTHERLY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 88°55'10" WEST 28.22 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 434 SQUARE FEET OR 0.010 ACRES