

WHEN RECORDED RETURN TO:

Brighton and North Point Irrigation Company
7145 S. Union Park Avenue
Midvale, UT 84047

13948528 B: 11337 P: 2759 Total Pages: 3
05/09/2022 03:20 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BRIGHTON AND NORTH POINT IRRIGATION COMPANY
7145 S UNION PARK AVE MIDVALE, UT 84047



Tax Parcel Nos: 15-27-480-012 & 15-27-480-030

WARRANTY DEED

BRIGHTON AND NORTH POINT IRRIGATION COMPANY, a Utah corporation ("Grantor"), for valuable consideration in excess of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by **BRIGHTON AND NORTH POINT COMPANY**, a Utah Corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby convey, grant, warrant, remise, release and forever transfer unto Grantee, its successors and assigns, all of its rights, title, interest, estate, claim and demand, both at law and in equity, of, in and to that certain real estate in the County of Salt Lake, State of Utah, respectively described and depicted in **Exhibit A** and **Exhibit B**, attached and by this reference made a part hereof (the "Property").

Grantor and Grantee intend by this instrument that Grantor convey to Grantee any and all right, title, and interest held by Grantor in and to the Property along with any right, title, and interest within the Property that arises as a matter of law. The intended effect of this instrument is that all of Grantor's rights in the Property, whenever and however created, are forever extinguished as to Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of this 9th day of May, 2022.

BRIGHTON AND NORTH POINT IRRIGATION
COMPANY, a Utah corporation

By: *Elliott F. Christensen*
Elliott F. Christensen, President

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the 9th day of May 2022, personally appeared before me, Elliott F. Christensen, as the President of Brighton and North Point Irrigation Company, a Utah corporation, the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: July 22, 2023

Residing at 6060 S. Fashion Blvd, Utah
Murray, UT 84107

Mark David Winger
Notary Public

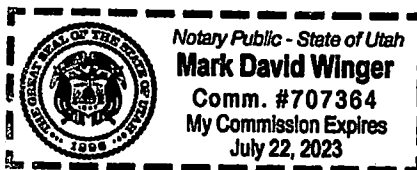
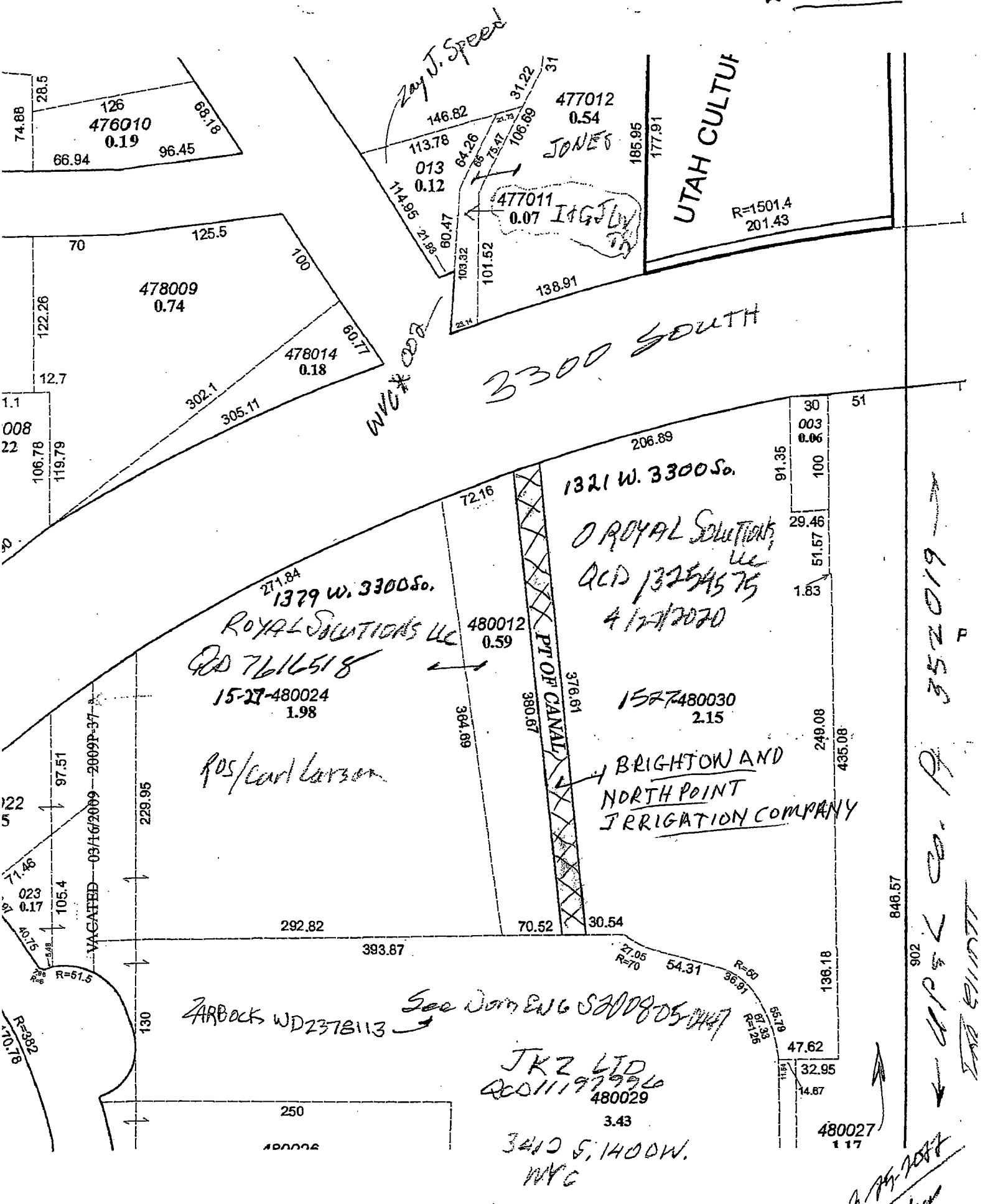


EXHIBIT A

A FEE TITLE PORTION OF THE BRIGHTON-NORTH POINT CANAL EASEMENT AND RIGHT-OF-WAY PROPERTY (TOP OF BANKS PERIMETER): Beginning at a point on a southerly line of the property conveyed to O Royal Solutions, LLC by Quit Claim Deed recorded 04/27/2020 as Entry Number 13254575, Book 10934 Page 800-806 of the Salt Lake County Recorder's Office, said point also being North 00°09'03" West 424.096 feet along the Section Line and WEST 214.848 feet from the Southeast Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence WEST 53.969 feet along said southerly line; thence Northwesterly along the existing westerly top of slope of a portion of the Brighton-North Point Canal property described and depicted in a Resolution recorded March 24, 1981 as Entry Number 3546750, Book 5227 Page 1403-1414 for the following six courses: 1. North 26°16'22" West 27.307 feet, 2. North 05°07'43" West 42.328 feet, 3. North 02°11'06" West 111.198 feet, 4. North 07°06'19" West 102.293 feet, 5. North 10°58'09" West 33.718 feet, and 6. North 13°57'41" West 51.535 feet to the southerly right-of-way line of 3300 South Street; thence Northeasterly 23.995 feet along said southerly right-of-way line, also being a non-tangent 1372.40 foot radius curve to the right (delta = 01°00'06", and chord bears North 70°24'11" East 23.995 feet); thence Southeasterly along the easterly top of slope of said Canal property for the following six courses: 1. South 15°16'47" East 50.269 feet, 2. South 13°46'39" East 31.878 feet, 3. South 06°57'48" East 124.790 feet, 4. South 05°06'47" East 73.695 feet, 5. South 07°20'10" East 79.409 feet, and 6. South 63°44'33" East 33.788 feet to the point of beginning.
Containing 10,472 square feet or 0.24040 acre, more or less.

941-B&NP-CANAL-FEE-TITLE-AREA-2022-4-27.doc



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 TUCKER
 3-25-2017