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Book - 10651 Pg - 6962-6964
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

School and Institutional Trust Lands
Administration
675 East 500 South, Suite 500
Salt Lake City, Utah 84102
Attention: John Andrews

Tax Parcel No. 07-35-100-016-0000
NCS-284462-a1

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, SUBURBAN LAND RESERVE, INC., a Utah corporation ("***Grantor***"), hereby CONVEYS AND WARRANTS against only those claiming by, through or under it (and no others), to State of Utah acting by and through SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, an independent agency of the State of Utah ("***Grantee***"), whose address is 675 East 500 South, Suite 500 Salt Lake City, Utah 84102, all right, title and interest in and to the real property located in Salt Lake County, Utah and described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon; and

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interest of record or enforceable at law or equity.

[Grantor's Signature and Acknowledgement are on the Following Page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27 day of February, 2018.

SUBURBAN LAND RESERVE, INC., a Utah corporation

By: *R. Steven Romney*
R. Steven Romney, President

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing Special Warranty Deed was acknowledged before me this 27 day of February, 2018, by R. Steven Romney, the President of SUBURBAN LAND RESERVE, INC., a Utah corporation.

Marilyn F. Nielson
Notary Public



EXHIBIT A

(Legal Description of Subject Property)

That certain real property located in Salt Lake County, Utah, specifically described as:

A parcel of land located in Sections 33, 34 and 35 of Township 1 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South right-of-way line of 700 North Street, which is 99.00 feet S00°01'43"W from the North Quarter Corner of said Section 34 (Basis of Bearings is North 89°55'07" East 2642.96 feet measured between the North Quarter corner and the Northeast corner of said Section 34), and running thence along said right-of-way line the following two (2) courses: 1) North 89°55'07" East 2642.89 feet; 2) North 89°58'58" East 1609.28 feet to the Northwest corner of Bonneville Center Plat B Subdivision as recorded in the Salt Lake County Recorder's Office; thence along the west line of said subdivision South 00°02'41" East 1437.44 feet to a point on a 530.00 foot radius non-tangent curve to the left, said point also being a point on the Northerly boundary line of the Bonneville Center Plat B2 Subdivision as recorded in the Salt Lake County Recorder's Office; thence southwesterly 507.86 feet along the arc of said curve and said boundary line through a central angle of 54°54'10" (chord bears South 27°21'30" West 488.66 feet) to and along the westerly boundary line of Bonneville Center Plat B1; thence South 00°05'35" East 1760.25 feet along said line; thence North 79°05'24" West 27.57 feet; thence North 61°51'57" West 26.02 feet; thence South 00°05'35" East 618.15 feet to a point on the North right-of-way line of Interstate 80 – Project No. I-80-3 (12) 105; thence along said right-of-way line the following nineteen (19) courses: 1) South 89°58'06" West 938.98 feet; 2) South 86°03'41" West 372.56 feet; 3) South 72°13'59" West 216.58 feet; 4) South 89°58'06" West 3565.09 feet; 5) North 68°56'13" West 404.29 feet; 6) North 58°55'54" West 220.61 feet; 7) North 52°49'57" West 318.53 feet to a point on a 1,210.92 foot radius non-tangent curve to the left, 8) thence northwesterly 269.63 feet along the arc of said curve through a central angle of 12°45'28" (chord bears North 61°54'38" West 269.07 feet); 9) North 70°35'54" West 212.18 feet; 10) North 78°00'33" West 189.73 feet; 11) North 04°18'26" West 350.57 feet; 12) South 88°57'48" West 150.00 feet; 13) South 01°25'03" West 350.31 feet; 14) South 71°07'08" West 57.06 feet; 15) South 72°35'45" West 160.08 feet; 16) South 68°39'10" West 158.15 feet; 17) South 61°05'22" West 236.24 feet; 18) South 55°28'06" West 318.18 feet to a point of curvature with a 1,849.86 foot radius curve to the right, 19) thence southwesterly 463.32 feet along the arc of said curve through a central angle of 14°21'02" (chord bears South 62°38'37" West 462.11 feet) to a point on the Sixteenth Section line; thence along said Sixteenth line North 00°00'11" East 1,723.95 feet to the Sixteenth corner (CE 1/16); thence North 00°00'17" West 2,541.25 feet along said Sixteenth line to a point on the South right-of-way line of said 700 North Street; thence along said right-of-way line the following two (2) calls: 1) South 89°59'02" East 1,317.05 feet; 2) North 89°55'31" East 2,644.04 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING all streets as shown on the Maplewood Addition to Salt Lake City Subdivision Plat, recorded February 6, 1911, as Entry No. 276527, in Book F of Plats at Page 70, Salt Lake County Records, Utah.

Cked by JJB 27 February 2018

4847-2320-3934

BK 10651 PG 6964