

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**
Miller Family Real Estate, L.L.C.
Attention: Brad Holmes
9350 South 150 East, Suite 900
Sandy, UT 84070

CTIA#100642-WHP

12843795
9/6/2018 1:06:00 PM \$23.00
Book - 10710 Pg - 162-165
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Parcel ID Nos. 27-24-376-065
27-24-451-027
27-24-451-024
27-24-378-020
27-24-451-026
27-24-376-064

SPECIAL WARRANTY DEED

BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT, a Utah political subdivision, of Salt Lake County, State of Utah, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and incorporated herein by this reference (the "**Property**")

WITNESS the hand of said Grantor this 6th day of September, 2018.

GRANTOR:

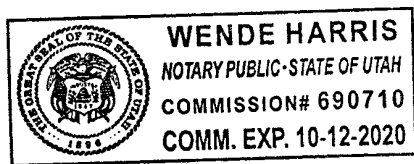
**BOARD OF EDUCATION OF
CANYONS SCHOOL DISTRICT,**
a Utah political subdivision

By: Sherril Taylor
Name: Sherril Taylor
Its: Board President

By: Leon Wilcox
Leon Wilcox
Its: Business Administrator

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

The foregoing instrument was acknowledged before me this 6th day of September, 2018, by Sherril Taylor and Leon Wilcox, the Board President and Business Administrator, respectively of BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT, a Utah political subdivision.



Weende Harris
Notary Public

EXHIBIT A TO SPECIAL WARRANTY DEED
Legal Description of the Property

PARCEL 1:

Beginning at the Northeast corner of Lot 107 of Sunrise Station Phase 3 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000P at Page 141, said point being North 00°07'23" East 1045.08 feet along the quarter section line and North 89°52'37" West 146.23 feet from the South quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°54'32" West 486.12 feet along the North line of said Sunrise Station Phase 3 Subdivision to the East line of Utah Department of Transportation Parcel No. 27-24-300-058; thence North 05°19'58" East 445.13 feet along the East line of Utah Department of Transportation Parcel No. 27-24-300-058; thence North 89°57'42" East 591.85 feet; thence South 89°54'11" East 38.59 feet; thence South 00°13'44" West 142.57 feet to a point of curvature; thence 144.44 feet along the arc of a 305.00 foot radius curve to the right through a central angle of 27°07'59" (long chord bears South 13°47'44" West 143.09 feet); thence South 27°21'43" West 41.12 feet to the North right-of-way line of River Chapel Road; thence North 63°20'18" West 60.00 feet along said North right-of-way line to the West right-of-way line of Nate Way Lane; thence South 27°21'43" West 170.75 feet along said West right-of-way line to the point of beginning.

PARCEL 2:

Beginning at a point on the West line of the Salt Lake and Jordan Canal North 00°07'23" East 1136.66 feet along the quarter section line and South 89°52'37" East 51.42 feet from the South quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 63°20'18" West 73.58 feet; thence North 27°21'43" East 41.12 feet to a point of curvature; thence 144.44 feet along the arc of a 305.00 foot radius curve to the left through a central angle of 27°07'59" (long chord bears North 13°47'44" East 143.09 feet); thence North 00°13'44" East 142.57 feet; thence South 89°54'11" East 252.47 feet to the West line of the Salt Lake and Jordan Canal; thence along said West line the following three courses: South 42°23'22" West 167.77 feet to a point of curvature, 82.91 feet along the arc of a 305.25 foot radius curve to the left through a central angle of 15°33'46" (long chord bears South 34°36'29" West 82.66 feet, South 26°49'36" West 177.83 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the East line of the Salt Lake and Jordan Canal North 00°07'23" East 1106.74 feet along the quarter section line and South 89°52'37" East 110.47 feet from the South quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence along said East line of the Salt Lake and Jordan Canal the following three courses; North 26°49'36" East 177.64 feet to a point of curvature, 64.99 feet along the arc of a 239.25 foot curve to the right through a central angle of 15°33'46" (long chord bears North 34°36'29" East 64.79 feet), North 42°23'22" East 227.81 feet; thence South 89°54'11" East 278.62 feet; thence South 09°15'23" East 517.90 feet to the North right-of-way line of River Chapel Road; thence along the said North right-of-way line the following four courses: 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 89°59'46" (long chord bears South 35°44'30" West 35.35 feet), South 80°44'23" West 71.52 feet to a point of curvature, 294.67 feet along the arc of a 470.00 foot radius curve to the right through a central angle of 35°55'19" (long chord bears North 81°17'58" West 289.87 feet), North 63°20'18" West 284.99 feet to the point of beginning.

PARCEL 4:

Beginning at a point on the West line of the Salt Lake and Jordan Canal, said point being North 00°07'23" East 1045.08 feet along the quarter section line and South 89°52'37" East 5.37 feet from the South quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°54'32" West 83.99 feet to the East right-of-way line of Nate Way Lane; thence along said East right-of-way line the following two courses: North 27°21'43" East 65.49 feet to a point of curvature, 23.38 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°17'59" (long chord bears North 72°00'43" East 21.08 feet) to the right-of-way line of River Chapel Road; thence South 63°20'18" East 59.32 feet along said South right-of-way line to the said West line of the Salt Lake and Jordan Canal; thence South 26°49'36" West 42.49 feet along said West line to the point of beginning.

PARCEL 5:

Beginning South 00°21'11" West 330 feet and South 00°21'11" West 825 feet and South 89°46'15" East 8.58 feet, more or less, from the center of Section 24, Township 3 South, Range 1 West, Salt Lake Meridian; thence South 89°46'15" East 29.92 feet; thence South 00°27'50" East 2.01 feet; thence North 89°54'11" West 29.9 feet, more or less; thence North 00°27'50" East 2.01 feet, more or less, to the beginning.

PARCEL 6:

Beginning South 00°21'11" West 330 feet and South 00°21'11" West 825 feet from the center of Section 24, Township 3 South, Range 1 West, Salt Lake Meridian; thence North 89°46'25" West 21.5 feet; thence South 00°27'50" West 1.96 feet; thence North 89°57'42" East 21.34 feet, more or less; thence South 89°54'11" East 8.66 feet, more or less; thence North 00°27'50" East 1.96 feet, more or less; thence North 89°46'25" West 8.66 feet, more or less, to the beginning.

Parcels 1, 2, 5 and 6 more particularly described as:

A part of the South Half of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Draper City, Salt Lake County, Utah:

Beginning at a point on the South Boundary Line of LHM at Lone Peak Parkway, a Commercial Subdivision in Draper City, Salt Lake County, Utah located 1155.00 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence along said South Boundary Line the following three courses: South 89°46'16" East 38.50 feet; South 0°21'11" West 2.01 feet; and South 89°40'05" East 252.52 feet to the Northwesternly Line of the Salt Lake and Jordan Canal; thence along said Northwesternly Line of the Canal the following three courses: South 42°37'10" West 167.86 feet to a point of curvature; Southwesterly along the arc of a 305.25 foot radius curve to the left a distance of 82.91 feet (Central Angle equals 15°33'46" and Long Chord bears South 34°50'17" West 82.66 feet) to a point of tangency; and South 27°03'24" West 177.83 feet to the Northerly Line of River Chapel Road as it exists at 30.00 foot half-width; thence North 63°06'30" West 133.58 feet along said Northerly Line to the Northwesternly Line of Nate Lane as it exists at 30.00 foot half-width; thence South 27°35'31" West 170.74 feet along said Northwesternly Line to the North Boundary Line of Sunrise Station Subdivision Phase 3 as it exists on the ground; thence North 89°51'40" West 486.12 feet along said North Boundary Line to the Southeasterly Line of the Railroad Right-of-Way; thence North 5°33'46" East 445.28 feet along said Railroad Right-of-Way Line to the South Boundary Line of LHM at Lone Peak Parkway, a Commercial Subdivision; thence along said South Boundary Line the following three courses: South 89°48'12" East 570.43 feet; North 0°21'11" East 1.96 feet; and South 89°46'25" East 21.50 feet to the point of beginning.

Parcel 3 more particularly described as:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Draper City, Salt Lake County, Utah:

Beginning at the Southwest Corner of Lot 4, LHM at Lone Peak Parkway, a Commercial Subdivision in Draper City, Salt Lake County, Utah located 1156.95 feet South 0°21'11" West along the Quarter Section Line and 382.20 feet South 89°40'05" East from the Center of said Section 24; and running thence South 89°40'05" East 276.60 feet along the South Boundary of said Subdivision to the Westerly Line of Lone Peak Parkway as widened; thence South 9°01'35" East 517.94 feet to a point of curvature; thence Southerly and Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Central Angle equals 89°59'46" and Long Chord bears South 35°58'18" West 35.35 feet) to a point of tangency on the Northerly Line of River Chapel Road as dedicated to 30.00 foot half-width; thence along said Northerly Line the following three courses: South 80°58'11" West 71.52 feet to a point of curvature; Westerly along the arc of a 470.00 foot radius curve to the right a distance of 294.67 feet (Central Angle equals 35°55'19" and Long Chord bears North 81°04'09" West 289.87 feet) to a point of tangency; and North 63°06'30" West 285.00 feet to the Southeasterly Line of the Salt Lake and Jordan Canal; thence along said Southeasterly Line the following four courses: North 27°03'24" East 177.64 feet to a point of curvature; thence Northeasterly along the arc of a 239.25 foot radius curve to the right a distance of 64.99 feet (Central Angle equals 15°33'46" and Long Chord bears North 34°50'17" East 64.79 feet) to a point of tangency; North 42°37'10" East 227.89 feet; and South 89°40'05" East 1.95 feet to the point of beginning.