

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060
Attention: City Manager

01009165 B: 2271 P: 0520
Page 1 of 9
Mary Ann Trussell, Summit County Utah Recorder
12/17/2014 02:45:55 PM Fee \$40.00
By COALITION TITLE AGENCY, INC.
Electronically Recorded

Tax Parcel Numbers: SS-91
SS-121
PP-26

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is acknowledged, James B. Lee, in his capacity as the Personal Representative of the Estate of Florence J. Gillmor ("**Grantor**"), hereby conveys and warrants to Park City Municipal Corporation, a municipal corporation of the State of Utah, whose address is P.O. Box 1480, Park City, Utah 84060, ("**Grantee**"), against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("**Property**") located in the County of Summit, State of Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein,

SUBJECT TO all easements, covenants, restrictions, rights-of-way, reservations and all other matters affecting the title to the Property appearing of record or discoverable by an inspection of the Property and also subject to real property taxes and assessments for the year 2014 and thereafter.

However, Grantor specifically and expressly excepts from this conveyance and hereby expressly reserves unto Grantor the ownership of all water rights, water shares, interests in water and well rights of any nature owned by Grantor that are appurtenant to the Property or that may have been used at any time for the benefit of the Property, and such water rights, water shares, interests in water and well rights are not transferred to Grantee.

The Property is sold in its "AS IS" condition.

Dated this 17th day of December, 2014.

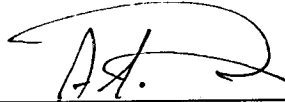
GRANTOR:

James B Lee

**JAMES B. LEE, IN HIS CAPACITY AS THE
PERSONAL REPRESENTATIVE OF THE
ESTATE OF FLORENCE J. GILLMOR**

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

The foregoing instrument was acknowledged before me this 17th day of December, 2014, by JAMES B. LEE, IN HIS CAPACITY AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF FLORENCE J. GILLMOR.



NOTARY PUBLIC
Residing at: Salt Lake County, UT

My Commission Expires:



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

The Property consists of that certain real property located in Summit County, State of Utah, more particularly described as follows:

PARCEL 1:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST 334.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

(Tax Serial Number for Parcel 1: SS-91)

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 3:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE EAST 220.00 FEET AND THE SOUTH 116.70 FEET.

PARCEL 4:

A PARCEL OF LAND THAT BEGINS AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER TO A POINT 116.70 FEET NORTH OF THE QUARTER SECTION LINE, THENCE WEST PARALLELING THE SAID QUARTER SECTION LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 42°25' EAST, 3418.29 FEET MORE OR LESS TO A POINT ON THE NORTH SECTION LINE 334.00 FEET WEST OF THE POINT OF BEGINNING.

PARCEL 5:

THE SOUTH 116.70 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARCEL 6:

THE SOUTH 116.70 FEET OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE EAST 220.00 FEET.

PARCEL 7:

LOT 8 (THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING:

BEGINNING ON THE WEST LINE OF LOT 8 (THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AT A POINT SOUTH $0^{\circ}13'00''$ WEST 485.34 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF LOT 8 AND RUNNING THENCE ALONG THE NORTHERLY END LINE OF THE VELVET NO. 3 MINING CLAIM (MINERAL SURVEY NO. 6842), SOUTH $79^{\circ}05'00''$ EAST 27.95 FEET MORE OR LESS TO CORNER NO. 2 OF SAID VELVET NO. 3 MINING CLAIM WHICH IS IDENTICAL TO CORNER NO. 2 OF THE VELVET NO. 4 MINING CLAIM (MINERAL SURVEY NO. 6842); THENCE ALONG THE EASTERLY SIDE OF THE VELVET NO. 3 MINING CLAIM WHICH IS IDENTICAL TO THE WESTERLY SIDE LINE OF SAID VELVET NO. 4 MINING CLAIM, SOUTH $32^{\circ}59'00''$ EAST 1032.95 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LOT 8; THENCE ALONG SAID SOUTH LINE NORTH $89^{\circ}45'28''$ WEST 516.72 FEET MORE OR LESS TO A POINT ON THE WESTERLY SIDE LINE OF THE VELVET NO. 3 MINING CLAIM; THENCE ALONG SAID WESTERLY SIDE LINE NORTH $32^{\circ}58'00''$ WEST 139.48 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF LOT 8; THENCE ALONG THE WEST LINE OF LOT 8, NORTH $0^{\circ}13'00''$ EAST 752.56 FEET MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 (THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE WEST LINE OF LOT 8, NORTH $0^{\circ}13'00''$ EAST 116.70 FEET MORE OR LESS TO A POINT ON THE WESTERLY SIDE LINE OF THE VELVET NO. 3 MINING CLAIM (MINERAL SURVEY NO. 6842); THENCE ALONG SAID WESTERLY SIDE LINE, SOUTH $32^{\circ}58'00''$ EAST 139.48 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, NORTH $89^{\circ}45'28''$ WEST 76.34 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 8:

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE EAST 220.00 FEET.

SUBJECT TO A FIFTY (50) FOOT WIDE PERPETUAL AND NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°59'21" EAST ALONG SECTION LINE 333.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'21" EAST ALONG SECTION LINE 1048.24 FEET TO A POINT AT THE INTERSECTION OF SAID SECTION LINE AND THE WEST RIGHT-OF-WAY LINE OF HIGHWAY U.S. 40 FRONTAGE ROAD; THENCE NORTH 10°52'50" WEST ALONG SAID RIGHT-OF-WAY LINE 50.91 FEET; THENCE SOUTH 89°59'21" WEST 1038.63 FEET; THENCE SOUTH 50.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°59'21" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID CORNERS BEING FOUND MONUMENTS.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND FOR A FRONTAGE ROAD AND AN EXPRESSWAY KNOWN AS PROJECT NO. NF-19, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION TWO (2) AND IN THE EAST HALF (E ½) OF SECTION ELEVEN (11), TOWNSHIP TWO (2) SOUTH, RANGE FOUR (4) EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID SECTION 11 AT A POINT FOUR HUNDRED ONE AND THIRTY-SEVEN HUNDREDTHS (401.37) FEET RADIALLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT, WHICH POINT IS THREE HUNDRED TWENTY-FIVE AND TWENTY-TWO HUNDREDTHS (325.22) FEET NORTH 89°18'13" WEST (HIGHWAY BEARING) FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 11°06'13" WEST THREE HUNDRED TWENTY-NINE AND FIFTY-SIX HUNDREDTHS (329.56) FEET, MORE OR LESS, TO A POINT FOUR HUNDRED (400.0) FEET RADIALLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 480+50.00 THENCE NORTH 26°26'30" WEST THREE HUNDRED SIXTY AND EIGHT-SIX HUNDREDTHS (360.86) FEET; THENCE NORTH 9°33'58" WEST SIX HUNDRED NINETY-FOUR AND FORTY-NINE HUNDREDTHS (694.49) FEET; THENCE NORTH 8°35'28" WEST FIVE HUNDRED NINETY-FIVE AND TWENTY-EIGHT HUNDREDTHS (595.28) FEET; THENCE NORTH

19°27'37" WEST ONE HUNDRED ONE AND TWENTY-FOUR HUNDREDTHS (101.24) FEET; THENCE NORTH 7°31'56" WEST SIX HUNDRED SEVEN AND SIXTY-ONE HUNDREDTHS (607.61) FEET TO A POINT TWO HUNDRED EIGHTY (280.0) FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 456+87.89; THENCE NORTH 7°04'23" WEST TWELVE HUNDRED EIGHTY-SEVEN AND EIGHTY-NINE HUNDREDTHS (1287.89) FEET; THENCE NORTH 22°00'16" WEST THREE HUNDRED TEN AND FORTY-EIGHT HUNDREDTHS (310.48) FEET; THENCE NORTH 7°04'23" WEST TWENTY-THREE HUNDRED EIGHTY-SIX AND NINETY-FOUR HUNDREDTHS (2386.94) FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°57'22" WEST FIFTY-SEVEN AND FIFTY-ONE HUNDREDTHS (57.51) FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 0°31'51" WEST THIRTEEN HUNDRED TWENTY-EIGHT AND SIX HUNDREDTHS (1328.06) FEET, MORE OR LESS, ALONG SAID WEST BOUNDARY LINE TO THE SOUTH LINE OF SAID SECTION 2; THENCE SOUTH 42°25' WEST (WHICH EQUALS HIGHWAY BEARING SOUTH 42°19' WEST) THREE HUNDRED NINETY-ONE AND FORTY-NINE HUNDREDTHS (391.49) FEET, MORE OR LESS, ALONG A NORTHWESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT EIGHTY (80.0) FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID FRONTAGE ROAD KNOWN AS "D" LINE FOR SAID PROJECT; THENCE SOUTH 7°04'23" EAST SIX AND FORTY-FIVE HUNDREDTHS (6.45) FEET, MORE OR LESS, TO A POINT OPPOSITE "D" LINE ENGINEER STATION 33+00.00; THENCE SOUTH 1°27'28" WEST TWO HUNDRED TWO AND TWENTY-FOUR HUNDREDTHS (202.24) FEET; THENCE SOUTH 7°04'23" EAST TWO HUNDRED FIFTY-EIGHT AND THIRTY-SIX HUNDREDTHS (258.36) FEET TO A POINT OF TANGENCY WITH A SEVENTEEN HUNDRED NINETY-NINE AND EIGHTY-SIX HUNDREDTHS (1799.86) FOOT RADIUS CURVE TO THE RIGHT AT A POINT ONE HUNDRED TEN (110.0) FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID "D" LINE AT ENGINEER STATION 37+58.36; THENCE SOUTHERLY TWO HUNDRED NINETY-SEVEN AND TWENTY-FOUR HUNDREDTHS (297.24) FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 2°23'21" WEST FIVE HUNDRED NINETY-TWO AND THIRTY HUNDREDTHS (592.30) FEET; THENCE SOUTH 1°31'43" WEST SIX HUNDRED FORTY-THREE AND FORTY-SIX HUNDREDTHS (643.46) FEET; THENCE SOUTH 4°07'28" WEST FOUR HUNDRED EIGHTY AND THIRTY HUNDREDTHS (480.30) FEET; THENCE SOUTH 23°49'53" EAST FOUR HUNDRED SIXTY-NINE AND EIGHTY-NINE HUNDREDTHS (469.89) FEET; THENCE SOUTH 11°20'51" EAST FIVE HUNDRED EIGHTEEN AND TWENTY-THREE HUNDREDTHS (518.23) FEET; THENCE SOUTH 15°46'04" EAST FIVE HUNDRED EIGHTY-SEVEN AND FORTY-SEVEN HUNDREDTHS (587.47) FEET; THENCE SOUTH 10°53'07" EAST NINE HUNDRED SIXTY-THREE AND TEN HUNDREDTHS (963.10) FEET, MORE OR LESS, TO SAID SOUTH LINE OF SECTION 11 AT A POINT ONE HUNDRED (100.0) FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID "D" LINE; THENCE SOUTH 89°18'13" EAST EIGHT HUNDRED FORTY-SEVEN AND SIXTY HUNDREDTHS (847.60) FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING AND STABILIZATION OF THE EXISTING SLOPES AND FRONTAGE ROAD OF UNITED STATES HIGHWAY 40, KNOWN AS PROJECT NUMBER NH-0040(25)12, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING ON AN EXISTING RIGHT OF WAY MARKER IN THE EXISTING WESTERLY FRONTAGE ROAD RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 40 (REFERENCE STA. 73+00.00, PROJECT NUMBER NF-19(13)), 30.480M (100.00 FT) PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 11+920.466 WHICH POINT IS 301.806M (990.18 FT) EAST ALONG THE SOUTHERLY SECTION LINE OF SAID SECTION 11 AND 287.667M (943.79 FT) NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11; AND RUNNING THENCE NORTH 25°42'55" WEST 344.250M (1129.43 FT); THENCE NORTH 12°29'31" WEST 145.065M (475.94 FT); THENCE NORTH 1°54'14" EAST 107.265M (351.92 FT); THENCE NORTH 26°48'22" EAST 73.564M (241.35 FT); THENCE NORTH 4°07'10" EAST 174.551M (572.675 FT) TO AN EXISTING RIGHT OF WAY MARKER IN THE WESTERLY FRONTAGE ROAD RIGHT OF WAY LINE (REFERENCE STA. P.C. 46+68.00, PROJECT NUMBER NF-19(13)), 30.480M (100.00 FT) PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE ALONG SAID EXISTING WESTERLY FRONTAGE ROAD RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: SOUTH 0°50'20" WEST 196.127M (643.46 FT) THENCE SOUTH 3°26'05" WEST 146.395M (480.30 FT) THENCE SOUTH 24°31'16" EAST 143.222M (469.89 FT); THENCE SOUTH 12°02'14" EAST 157.957M (518.23 FT); THENCE SOUTH 16°27'27" EAST 179.061M (587.47 FT) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(Tax Serial Numbers for Parcels 2 through 8: PP-26 and SS-121)

FILED DISTRICT COURT
Third Judicial District

NOV 05 2009

SALT LAKE COUNTY

By _____ *em*
Deputy Clerk

DAVID R. BIRD (00336)
RANDY M. GRIMSHAW (01259)
PARSONS BEHLE & LATIMER
Attorneys for Personal Representative
One Utah Center
201 South Main Street, Suite 1800
Salt Lake City, UT 84111
Telephone: (801) 532-1234
Facsimile: (801) 536-6111

IN THE THIRD JUDICIAL DISTRICT COURT OF
SALT LAKE COUNTY, STATE OF UTAH
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF:
FLORENCE J. GILLMOR,
Deceased.

LETTERS TESTAMENTARY

Probate No. 093901545

James B. Lee was duly appointed and qualified as general personal representative of the estate of the above-named decedent on the 5th day of November, 2009, by the Court, with all authority pertaining thereto.

These letters are issued to evidence the appointment, qualification, and authority of the said personal representative.

093901545

WITNESS, my signature and the Seal of this Court, this 5th day of November, 2009.

I CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT ON FILE IN THE DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH.

DATE: 11-05-09

[Signature]
DEPUTY COURT CLERK



[Signature]
Clerk of Registrar of the Court

By: _____

