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Mary Ann Trussell, Summit County Utah Recorder

04/29/2015 12:55:40 PM Fee \$20.00

By SUMMIT ESCROW & TITLE

Electronically Recorded

**WHEN RECORDED RETURN TO:**

Snow Creek Marketplace, LLC

Attn: Sanford Sugar

3 Sandstone Cove

Park City, Utah 84060

## **WARRANTY DEED**

For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, and pursuant to a Plan of Merger for the two entities, SNOW CREEK CENTER, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants to SNOW CREEK MARKETPLACE, LLC, a Utah limited liability company, Grantee, real property located in Summit County, Utah, and more particularly described as follows:

**PARCEL 1:**

LOTS 1, 3, 4 AND ENTRANCE LOT B, SNOW CREEK CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

COMMONLY KNOWN AS 1300, 1400 & 1600 SNOW CREEK DRIVE, PARK CITY, UTAH 84060

PARCEL NOS. SCCS-1, SCCS-3, SCCS-4 & SCCS-ENT-B

**PARCEL 2:**

LOT 2, SNOW CREEK CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 31, 2006 AS ENTRY NO. 779357 IN BOOK 1794 AT PAGE 583 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL IMPROVEMENTS LOCATED ON LOT 2, SNOW CREEK CROSSING, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 12, 2006 AS ENTRY NO. 780585 IN BOOK 1796 AT PAGE 1920 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WHICH IS A PART AND PORTION OF LOT 2 SNOW CREEK CROSSING SUBDIVISION AS RECORDED IN THE OFFICE OF

THE SUMMIT COUNTY RECORDER, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 290.51 FEET NORTH 00°16'20" EAST ALONG  
THE SECTION LINE AND 363.16 FEET SOUTH 89°43'42" EAST FROM  
THE WEST QUARTER CORNER OF SAID SECTION 9 (THE BASIS OF  
BEARINGS IS NORTH 00°16'20" EAST 2627.36 FEET MEASURED  
BETWEEN THE WEST QUARTER CORNER AND THE WITNESS CORNER  
MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 9), AND  
RUNNING THENCE SOUTH 64°34'28" EAST 150.00 FEET, THENCE  
SOUTH 25°25'32" WEST 100.00 FEET, THENCE NORTH 64°34'28" WEST  
150.00 FEET, THENCE NORTH 25°25'32" EAST 100.00 FEET TO THE  
POINT OF BEGINNING.

COMMONLY KNOW AS 1500 SNOW CREEK DRIVE, PARK CITY, UTAH  
84060

PARCEL NO. SCCS-2

**PARCEL 3:**

ENTRANCE LOT A, SNOW CREEK CROSSING SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF  
RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND  
CONVEYED BY THAT CERTAIN QUIT-CLAIM DEED RECORDED JUNE  
28, 2001 AS ENTRY NO. 592247 IN BOOK 1379 AT PAGE 870 OF OFFICIAL  
RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF  
WAY LINE OF S.R. 224 AND THE SOUTHERLY RIGHT OF WAY LINE OF  
SNOW CREEK DRIVE, SAID POINT BEING NORTH 0°16'20" EAST 660.97  
FEET ALONG THE SECTION LINE AND NORTH 89°43'40" WEST 424.31  
FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 2  
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE  
ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING  
THREE COURSES AND DISTANCES: NORTH 68°44'00" EAST 50.22 FEET  
TO A POINT ON THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE  
RIGHT AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 196.35 FEET (CHORD  
BEARS SOUTH 66°16'00" EAST 176.78 FEET) AND SOUTH 21°16'00"  
EAST 78.26 FEET; THENCE NORTH 25°48'15" WEST 56.28 FEET TO A  
POINT ON THE ARC OF A 195.50 FOOT RADIUS CURVE TO THE LEFT;  
THENCE NORTHWESTERLY ALONG THE SAID CURVE, THROUGH A  
CENTRAL ANGLE OF 12°47'44", A DISTANCE OF 43.66 FEET (CHORD  
BEARS NORTH 32°12'02" WEST 43.57 FEET) TO A POINT ON THE ARC  
OF A 120.70 FOOT RADIUS CURVE TO THE LEFT; THENCE

NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°36'28", A DISTANCE OF 144.53 FEET (CHORD BEARS NORTH 72°54'08" WEST 136.05 FEET) THENCE SOUTH 72°47'38" WEST 32.48 FEET; THENCE SOUTH 29°59'08" WEST 30.10 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 21°12'00" WEST 36.47 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL NO. SCCS-ENT-B

**PARCEL 4:**

THOSE CERTAIN INGRESS, EGRESS AND PARKING RIGHTS APPURTENANT TO PARCELS 1 2 AND 3 CREATED BY THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, DATED SEPTEMBER 12, 1995, AND RECORDED OCTOBER 11, 1995 AS ENTRY NO. 439866, IN BOOK 915 AT PAGE 810 IN THE SUMMIT COUNTY RECORDER'S OFFICE.

*{Date, Signature & Acknowledgement on Following Page}*

*{Remainder of Page Intentionally Left Blank}*

Effective as of the 27<sup>th</sup> day of April, 2015.

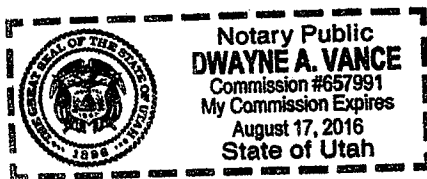
SNOW CREEK CENTER, LLC

By: [Signature]  
Sanford Sugar, Manager

**Acknowledgment**

State of Utah            )  
                                  : ss.  
County of Summit        )

On this the 28<sup>th</sup> day of April, 2015, personally appeared before me SANFORD SUGAR, whose identity is personally known to me, or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he signed the foregoing instrument in his capacity as MANAGER of SNOW CREEK CENTER, LLC, and that he did so of his own voluntary act for its stated purpose.



[Signature]  
Notary Public