

11542584
12/24/2012 11:20:00 AM \$13.00
Book - 10091 Pg - 562-563
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Sundborn, LLC, a Utah limited liability
company
978 Woodoak Ln.
Murray, UT 84109



File No. 54643-AF

SPECIAL WARRANTY DEED

Sansom Group, LLC, a Utah limited liability company as to its undivided 25% interest GRANTOR(S) of Cottonwood Heights, State of Utah, hereby Conveys and Warrants against those who claim by, through, or under the Grantor to **Sundborn, LLC, a Utah limited liability company**

GRANTEE(S) of Murray, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake** County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TAX ID NUMBER 33-11-200-028 and 33-02-400-016 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2013 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 19th day of December, 2012.

Sansom Group, LLC

BY: 
Michael W. Sansom
Manager

State of Utah

County of Salt Lake

On the 19th day of December, 2012, personally appeared before me Michael W. Sansom, who acknowledged himself/herself to be the Manager of Sansom Group, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

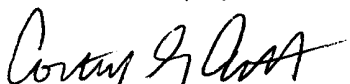

Notary Public



EXHIBIT A

PARCEL 1:

Beginning at a point which is North 89°28'05" East 509.77 feet along the quarter section line from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°13'53" East 1758.56 feet to a point on the Easterly right-of-way line of the Denver and Rio Grande Railroad; thence North 28°19'44" East 1027.86 feet along said right-of-way line to a point on a fence line, said point also being the section line; thence North 89°53'12" East 214.84 feet along said fence line to a fence corner; thence South 01°06'41" East 1327.85 feet along a fence line to a fence corner; thence South 00°20'07" West 1329.40 feet to a point on the quarter section line; thence South 89°28'05" West 727.70 feet along said quarter section line to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being North 89°53'40" East 1,313.11 feet along the section line from the South quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 89°53'40" West 346.81 feet along the section line to the Easterly line of the Denver and Rio Grande Western railroad right-of-way; thence North 28°22'14" East 734.86 feet along the said Easterly line to the East line of the Southwest quarter of the Southeast quarter of said Section 2; thence South 00°12'38" West 645.96 feet along said East line to the point of beginning.