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4/30/2014 2:34:00 PM \$14.00
Book - 10227 Pg - 4484-4486
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Company, LLC
6975 Union Park Center, Suite 180
Midvale, UT 84047
(801)562-1121

AFTER RECORDING RETURN TO:
Jerry R. Brown
2180 South Aspen Road #414
Salt Lake City, UT 84109

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **061-5628988 (PE)**
A.P.N.: **17-22-126-007-0000**

B & G Construction, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Jerry R. Brown, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF A SPUR ROAD WHICH EXTENDS WESTERLY FROM ASPEN CIRCLE ROAD, WHICH BEGINNING POINT IS SOUTH 596.42 FEET AND WEST 761.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS SAID NORTH QUARTER CORNER OF SECTION 22 WAS ESTABLISHED DURING THE 1927 GOVERNMENT RESURVEY OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE FROM SAID BEGINNING POINT NORTH 68°36' EAST 48.05 FEET TO A POINT ON THE WESTERLY SIDE OF THE ASPEN CIRCLE ROAD; THENCE SOUTH 60°00' EAST 77.50 FEET; THENCE SOUTH 78°50' EAST 58.44 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE ASPEN ROAD, WHICH POINT IS SOUTH 630.37 FEET AND WEST 592.72 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS SAID NORTH QUARTER CORNER OF SAID SECTION 22 WAS ESTABLISHED ON THE 1927 GOVERNMENT RESURVEY OF SAID SECTION 22; THENCE SOUTH 56°55' WEST 93.10 FEET; THENCE SOUTH 72°13' WEST 226.24 FEET; THENCE SOUTH 64°24' WEST 20 FEET TO A POINT ON SAID NORTHERLY BOUNDARY LINE OF THE ASPEN ROAD WHICH IS SOUTH 749.74 FEET AND WEST 891.63 FEET FROM SAID NORTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 34°37' WEST 103.39 FEET TO A POINT WHICH IS SOUTH 664.66 FEET AND WEST 950.39 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS SAID NORTH QUARTER CORNER WAS ESTABLISHED ON THE 1927 GOVERNMENT RESURVEY OF SAID SECTION 22; THENCE NORTH 21°25' WEST 40 FEET; THENCE NORTH 20°04' WEST 307.5 FEET; THENCE NORTH 69°20' EAST 200.00 FEET; THENCE SOUTH 20°04' EAST 350.0 FEET TO THE POINT OF BEGINNING.

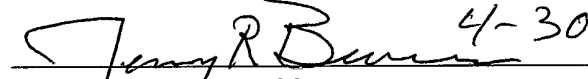
TOGETHER WITH A 16 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS THE, CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A PAVED ROADWAY CALLED THE ASPEN ROAD; SAID POINT BEING SOUTH 905.127 FEET AND WEST 1314.71 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS RE-ESTABLISHED IN THE U.S. GOVERNMENT RE-SURVEY OF 1927; RUNNING THENCE NORTH 21°22'46" WEST 25.762 FEET; THENCE NORTH 07°43'32" WEST 15.561 FEET; THENCE NORTH 23°05'04" 13.062 FEET; THENCE NORTH 47°44'06" EAST 18.231 FEET; THENCE NORTH 50°50'04" EAST 54.834; THENCE NORTH 55°49'42" EAST 52.519 FEET; THENCE NORTH 50°11'37" EAST 52.125 FEET; THENCE NORTH 41°38'55" EAST 55.619 FEET; THENCE NORTH 53°03'41" EAST 41.926 FEET; THENCE NORTH 47°59'58" EAST 53.161 FEET; THENCE NORTH 40°48'29" EAST 47.491 FEET; THENCE NORTH 51°35'44" EAST 34.432 FEET; THENCE NORTH 59°55'40" EAST TO A POINT ON THE WESTERLY BOUNDARY OF SAID PROPERTY.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 30, 2014** .

B & G Construction

 4-30-14

Jerry R. Brown, President

STATE OF UTAH)
) ss.
COUNTY OF **Salt Lake**)

On the **30th day of April, 2014**, Personally appeared before me **Jerry R. Brown** , known to be the **President** of **B & G Construction**, authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that **he/she/they** was authorized to execute the instrument and that the seal affixed is the corporate seal of the corporation.



NOTARY PUBLIC

Commission Expires: 9-28-15
Residing at: Midvale, Utah

