

12247201
3/25/2016 3:38:00 PM \$14.00
Book - 10414 Pg - 8573-8574
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

Founders Title Company 16-010394

MAIL TAX NOTICE TO:
RMJVC Properties, LLC
7527 Sandy Woods Lane
Midvale, UT 84047

SPECIAL WARRANTY DEED

Bryan A. Christensen and Thora Christensen, Trustees (and to their Successors in trust) of the Christensen Family Trust U/A/D September 28, 2013 Grantor,

of Midvale, County of Salt Lake County, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

RMJVC Properties, LLC Grantee

of Midvale, County of Salt Lake County, State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Salt Lake County, State of Utah:

Parcel No. 1: 22-19-352-009-0000

Commencing 291.3 feet North from the Southwest corner of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence North 74 feet; thence East 269 feet to State Street; thence South 3°50' West 74 feet; thence West 264 feet to the place of commencement.

Parcel No. 2: 22-19-352-007-0000

Beginning at a point on the West line of State Street, said point being North 399.30 feet and East 270.73 feet from the Southeast corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 141.31 feet; thence South 8.25 feet; thence West 177.32 feet to a point on an 85.00 foot radius curve to the right, the center of which bears South 35°04'15" East; thence Northeasterly along the arc of said curve 52.03 feet to the point of tangency; thence East 270.29 feet to the West line of State Street; thence South 4°00'25" West along said West line 7.2 feet to the point of beginning.

Parcel No. 3: 22-19-352-008-0000

Beginning 23.7 rods North from the Southeast corner of Section 24, Township 2 South, Range 1 West, Salt Lake Meridian; running thence East 130 feet; thence North 8.25 feet; thence East 141.31 feet; thence South 4°00'25" West 34.5 feet; thence West 269 feet; thence North 26 feet to the place of beginning.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2016 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 22nd day of March, 2016.

The Christensen Family Trust U/A/D September 28,
2013

By: Bryan A. Christensen
Bryan A. Christensen, Trustee

By: Thora Christensen
Thora Christensen, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On the 22 day of March, 2016, personally appeared before me Bryan A. Christensen and Thora Christensen, Trustees of the Christensen Family Trust U/A/D September 28, 2013, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Stanford Spencer
Notary Public

