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Book - 10495 Pg - 4608-4609
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:
Grantee
376 East 400 South, Suite 120
Salt Lake City, UT 84111
MNT File No.: 54480
Tax ID No.: 16-28-354-002

SPECIAL WARRANTY DEED

Nova Development Corporation

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

TFTC 3369, LLC

GRANTEE of 376 East 400 South, Suite 120, Salt Lake City, UT 84111 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Beginning at a point on the East line of Highland Drive Street, South 15°15'30" East 103.75 feet from the Southeast corner of 3350 South Street and Highland Drive Street, said point being North 89°45' East 150.15 feet and South 448.2 feet and South 15°15'30" East 103.75 feet from the center of intersection of Highland Drive and 33rd South Street (said intersection being South 1528.2 feet and North 89°45' East 33rd South Street (said intersection being South 1528.2 feet and North 89°45' East 663.67 feet from the West quarter corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian), and running thence East 185.23 feet; thence South 76.3 feet, more or less, to old established fence line on the North side of Florence L. Parry and D.P. Peterson property; thence Westerly along said fence line approximately South 89°50' West 164.42 feet, more or less, to the East line of Highland Drive Street; thence North 15°13'30" West along the East line of Highland Drive Street 78.78 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded May 18, 2001 as Entry No. 7899487 in Book 8458 at Page 4843, being described as follows:

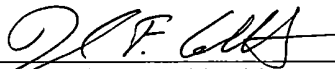
A parcel of land in fee for the widening and reconstruction of Highland Drive, a Salt Lake County Project, being part of an entire tract of property, situated in the Southwest 1/4 Southwest 1/4 of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of the said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract, said point being 45.766 m (150.15 feet) North 89°45'00" East and 136.613 m (448.2 feet) South and 31.623 m (103.75 feet) South 15°15'30" East from a Salt Lake County monument at the intersection of said Highland Drive and 3300 South Street (by deed, said intersection being South 1,528.2 feet and North 89°45'00" East 663.67 feet from the West quarter corner of said Section 28) and running thence East 3.073 m (10.08 feet) to a point 11.250 m (36.91 feet) perpendicularly distant Easterly from the centerline of said project; thence South 15°14'41" East 24.247 m (79.55 feet) along a line parallel to said centerline to the Southerly boundary line of said entire tract; thence South 89°50'00" West 3.071 m (10.07 feet); thence North 15°15'30" West 24.256 m (79.58 feet) to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 1st day of November, 2016

Nova Development Corporation


By Douglas F. Goldsmith, President

State of Utah)

ss:

County of Salt Lake)

On this date, November 1, 2016, personally appeared before me Douglas F. Goldsmith, who being by me duly sworn did say, that he/she is the President of Nova Development Corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Douglas F. Goldsmith acknowledged to me that said corporation executed the same.


Notary Public

