

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:  
Mountain America Federal Credit Union  
7181 S. Campus View Dr.  
West Jordan, UT 84084

12415018  
11/17/2016 12:54:00 PM \$12.00  
Book - 10501 Pg - 259-260  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Tax Parcel No. 27-12-402-033

File 73702-AP

**SPECIAL WARRANTY DEED**

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, the Redevelopment Agency of Sandy City, a Utah political subdivision (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor and no one else, to Mountain America Federal Credit Union, (the "Grantee"), whose address is 7181 S. Campus View Dr. West Jordan, UT 84084, that certain parcel of real property in the County of Salt Lake, State of Utah, more particularly described as follows:

All of Lot 1, Sandy Gardner Office Park according to the official plat thereof, dated July 9, 2015, and recorded on July 13, 2015, as Entry No. 12089960 in Book 2015P at Page 160, in the Office of the Salt Lake County Recorder.

SUBJECT ONLY TO: those certain Permitted Encumbrances described in "Exhibit 1" hereto and incorporated herein by reference.

Grantor has executed this Deed on this 16<sup>th</sup> day of November 2016.



ATTEST

*[Signature]*  
Secretary

REDEVELOPMENT AGENCY OF SANDY CITY,  
a Utah political subdivision

*[Signature]*  
Stephen P. Smith, Chair  
*[Signature]*  
Byron D. Jorgenson, Chief Administrative Officer

In the County of Salt Lake, State of Utah, the foregoing instrument was acknowledged before me, a Notary Public, this 16<sup>th</sup> day of November, 2016, by Byron D. Jorgenson, Chief Administrative Officer, and Stephen P. Smith, Chair, of the Grantor.

*[Signature]*  
Notary Public



SLC\_3033894.1

**EXHIBIT "1"**

Permitted Encumbrances

1. Taxes for the current year which are a lien that is not yet due and payable.
2. Said property is located within the boundaries of Sandy City, and is subject to any assessments thereof; provided, not such assessments are a lien that is currently due and payable.
3. Easements, notes and restrictions as shown on the plat entitled SANDY GARDNER OFFICE PARK, according to the official plat thereof, as dated July 9, 2015 and recorded July 13, 2015 as Entry No. 12089960 in Book 2015P at Page 160, in the office of the Salt Lake County Recorder.
4. Easement in favor of the City of Sandy for a perpetual easement for the purpose of roadway construction for Project No. ES193597 and incidental purposes, by instrument dated August 29, 1997 and recorded September 18, 1997, as Entry No. 6742432, in Book 7760, at Page 2727.
5. Right of Way Easement in favor of PacifiCorp, an Oregon corporation for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wire, fibers, cables and other conductors and conduits thereof; and pads, transformers, switches, vaults and cabinets; and the right to excavate and refill trenches thereof and incidental purposes, by instrument dated July 2, 2001 and recorded August 20, 2001, as Entry No. 7980150, in Book 8491, at Page 3294.
6. Notice of Adoption of Redevelopment Plan Entitled "Civic Center North Neighborhood Development Plan", recorded July 25, 1990 as Entry No. 4944252 in Book 6239 at Page 202.