

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
RDM Construction and Development, LLC

PO BOX 951109
SOUTH JORDAN, UT 84095
File No.: 10755-CK

12509841
4/6/2017 8:16:00 AM \$12.00
Book - 10545 Pg - 912-913
Gary W. Ott
Recorder, Salt Lake County, UT
VANGUARD TITLE- UNION PARK
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

GRANTOR(S): **RDM Construction and Development, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Sterling Heights, L.L.C.**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 27 day of MARCH, 2017.

RDM Construction and Development, LLC

BY: [Signature]
Don A. Matthews, Manager/Member

State of Utah }
 }ss.

County of Salt Lake }

On this 27th day of March, 2017, personally appeared before me, Don A. Matthews, who being duly sworn, did say that he/she/they is/are a Member (s) Manager (s) of RDM Construction and Development, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Don A. Matthews, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT "A"

Beginning at the Southwest corner of Lot 571 of South Mountain Subdivision Phase 2E according to the Official Plat, said point also being on the North right of way line of Vestry Road, a 72 foot wide road, said point also being South 01°14'35" East along the Section Line, 1642.42 feet and East 337.37 feet from the North Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence along the Vestry Road right of way the following five (5) courses: (1) South 47°49'32" West 81.90 feet; (2) 64.33 feet along a curve with a 214.00 foot radius to the right (long chord of which bears South 56°26'14" West 64.09 feet) with a tangent of 32.41 feet and a delta of 17°13'24"; (3) South 65°02'56" West 239.13 feet; (4) 293.87 feet along a curve with a 194.00 foot radius to the right (long chord of which bears North 71°33'21" West 266.57 feet) with a tangent of 183.43 feet and a delta of 86°47'26"; (5) North 28°09'38" West 4.58 feet; Thence, 31.42 feet along a curve with a 20.00 foot radius to the right (long chord of which bears North 16°50'22" East 28.28 feet) with a tangent of 20.00 feet and a delta of 90°00'00" to a point on the Bangerter Parkway right of way the following nine (9) courses: (1) North 61°50'22" East 44.00 feet; (2) 59.08 feet along a curve with a 557.50 foot radius to the left (long chord of which bears North 58°48'13" East 59.05 feet) with a tangent of 2957 feet and a delta of 6°04'18"; (3) North 52°24'24" East 27.01 feet (4) North 49°038'24" East 26.70 feet (5) North 46°53'54" East 27.80 feet (6) North 44°22'35" East 27.18 feet (7) North 40°50'53" East 27.15 feet (8) North 39°14'23" East 10.84 feet (9) 463.76 feet along a curve with a 552.50 foot radius to the left (long chord of which bears North 16°35'12" East 450.27 feet) with a tangent of 246.53 feet and a delta of 48°05'37"; Thence North 67°31'37" East to the Westerly lot line of Lot 579 of South Mountain Subdivision Phase 2E 167.19 feet; thence along the rear of Lot 579-571 of said subdivision of the following four (4) courses: (1) South 34°13'01" East 58.71 feet; (2) South 08°05'59" East 119.61 feet; (3) South 01°26'25" East 307.08 feet; (4) South 23°15'29" East 106.80 feet to the point of beginning.

Tax Parcel No.: 34-07-203-041