

When recorded return to:
Mountain America Federal Credit Union
7181 S. Campus View Drive
West Jordan, Utah 84084

12753392
04/16/2018 10:48 AM \$14.00
Book - 10665 Pg - 1744-1746
ADAM GARDNER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY RECORDER
ATTN: MOLLY SPIRA
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: BAA, DEPUTY - WI 3 P.

QUIT CLAIM DEED

Parcel No. 27-12-402-033

MOUNTAIN AMERICA FEDERAL CREDIT UNION, a non-profit corporation organized and existing under the laws of the State of Utah with its principal office at 7181 South Campus View Drive, West Jordan, Utah 84084, of Salt Lake County, State of Utah, **AND SANDY CITY**, a municipal corporation of the State of Utah, of 10000 Centennial Parkway, Sandy, Salt Lake County, Utah 84070, **GRANTORS**, hereby QUIT CLAIM to **MOUNTAIN AMERICA FEDERAL CREDIT UNION**, a non-profit corporation organized and existing under the laws of the State of Utah with its principal office at 7181 South Campus View Drive, West Jordan, Utah 84084, of Salt Lake County, State of Utah, **GRANTEE**, for the sum of --TEN--- dollars and other good and valuable consideration, the following described tract of land located in Salt Lake County, State of Utah, to-wit:

(LOT 101, SANDY GARDNER OFFICE PARK AMENDED)

A portion of SANDY GARDNER OFFICE PARK, according to the official plat thereof, recorded July 13, 2015 as Entry No. 12089960 in Book 2015P of plats at Page 160 in the office of the Salt Lake County Recorder, being the proposed Lot 101 of the proposed SANDY GARDNER OFFICE PARK AMENDED, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Monroe Street (240 West) as dedicated by said SANDY GARDNER OFFICE PARK, said point lies North 89°40'00" East 92.57 feet to a Salt Lake County Survey monument in State Street, South 0°08'34" East 913.26 feet along the monument line in State Street and West 1845.73 feet from the unmarked location of the East Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian;

thence South $89^{\circ}56'47''$ West 53.76 feet;
thence South $0^{\circ}03'12''$ East 29.50 feet;
thence South $89^{\circ}56'48''$ West 520.91 feet;
thence along the westerly boundary of said SANDY GARDNER OFFICE PARK and the easterly right-of-way line of Interstate 15 the following two (2) courses:
(1) Northwesterly 802.64 feet along the arc of a 34,252.50 foot-radius non-tangent curve to the right whose center bears North $86^{\circ}46'22''$ East, has a central angle of $1^{\circ}20'33.4''$ and a chord bearing and length of North $2^{\circ}33'21''$ West 802.62 feet;
(2) North $3^{\circ}03'00''$ East 325.28 feet to intersect the southwesterly right-of-way line of Monroe Street as dedicated by said SANDY GARDNER OFFICE PARK;
thence along said southwesterly right-of-way line the following three (3) courses:
(1) Southeasterly 456.36 feet along the arc of a 381.50 foot-radius non-tangent curve to the left whose center bears North $81^{\circ}28'03''$ East, has a central angle of $68^{\circ}32'18''$ and a chord bearing and length of South $42^{\circ}48'06''$ East 429.63 feet to a point of reverse curvature;
(2) Southeasterly 271.92 feet along the arc of a 284.50 foot-radius reverse curve to the right whose center bears South $12^{\circ}55'45''$ West, has a central angle of $54^{\circ}45'47''$ and a chord bearing and length of South $49^{\circ}41'21''$ East 261.69 feet to a point of tangency;
(3) South $22^{\circ}18'28''$ East 152.40 feet to a point of curvature;
thence Southwesterly 20.664 feet along the arc of a 35.00 foot-radius non-tangent curve to the left whose center bears South $9^{\circ}09'05''$ West, has a central angle of $33^{\circ}49'42''$ and a chord bearing and length of South $82^{\circ}14'14''$ West 20.366 feet to a point of tangency;
thence South $65^{\circ}19'24''$ West 53.00 feet;
thence South $68^{\circ}04'40''$ West 200.39 feet;
thence South 235.50 feet;
thence West 124.00 feet;
thence South 125.07 feet;
thence North $89^{\circ}59'00''$ East 277.30 feet;
thence North $89^{\circ}43'00''$ East 77.00 feet;
thence North $85^{\circ}08'00''$ East 50.50 feet;
thence North $88^{\circ}54'00''$ East 17.39 feet to intersect the westerly right-of-way line of said Monroe Street;
thence along said westerly right-of-way line, South $0^{\circ}07'52''$ East 15.91 feet to the Point of Beginning.

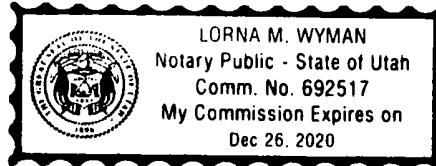
The above-described tract of land contains 7.596 acres, more or less.

WITNESS the hand of said Grantor, this 26 day of March, 2018.

MOUNTAIN AMERICA FEDERAL CREDIT UNION

Sterling Nielsen
Sterling Nielsen, President/CEO

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)



On the 26 day of March, 2018, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake in the State of Utah, Sterling Nielsen who, being by me duly sworn, did say that he is the President/CEO of Mountain America Federal Credit Union, a Utah non-profit corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Sterling Nielsen duly acknowledged to me that said corporation executed the same.

Lorna M. Wyman
Notary Public

Residing in Salt Lake Co.

My Commission Expires: 12/26/2020