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6/15/2018 11:26:00 AM \$16.00
Book - 10684 Pg - 4798-4801
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[Mountain America Credit]

7181 S. Campus View Dr. Union
West Jordan, UT 84084

Escrow No. 902127

Tax Parcel No: 27-12-402-042-0000

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, Sandy City, a Utah municipal corporation (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. WJ, UT 84084 that certain parcel of real property in the County of Salt Lake, State of Utah, more particularly described as follows:

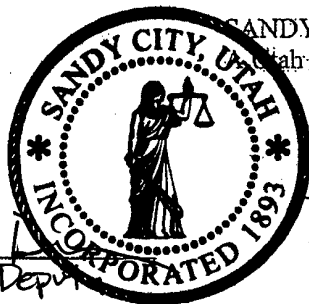
See Exhibit 1 attached hereto and incorporated herein.

SUBJECT TO ALL THE MATTERS REFERENCED IN THE ATTACHED EXHIBIT 2.

Grantor has executed this Deed on this 13 day of June, 2018.

ATTEST:

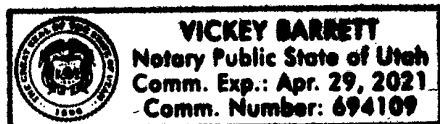
Wendy L. Depina
City Recorder, Deputy



SANDY CITY,
Utah municipal corporation

[Signature]
Mayor

In the County of Salt Lake, State of Utah, the foregoing instrument was acknowledged before me, a Notary Public, this 13 day of June, 2018, by Kurt Bradburn, of the Grantor:



[Signature]
Notary Public

SLC_3550456.3

SLC_3551521.1

Exhibit 1 to Special Warranty Deed

Beginning at a point on the westerly right-of-way line of Monroe Street (240 West) and the easterly boundary of Lot 3, SANDY GARDNER OFFICE PARK, 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, 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 along the boundary of said Lot 3 the following three (3) courses:

(1) South 89°56'48" West 53.76 feet;

(2) thence South 0°03'12" East 29.50 feet;

(3) thence South 89°56'48" West 520.91 feet to the southwest corner of said Lot 3;;

thence along the westerly line of said Lot 3 and the easterly right-of-way line of Interstate 15, Northwesterly 58.03 feet along the arc of a 34,252.50 foot-radius non-tangent curve to the right whose center bears North 86°46'22" East, has a central angle of 0°05'49" and a chord bearing and length of North 3°10'43" West 58.03 feet;

thence East 155.81 feet;

thence South 17.07 feet to the northerly edge of the existing concrete curb and gutter;

thence along said northerly edge of the existing concrete curb and gutter, North 89°59'00" East 277.31 feet;

thence North 89°43'00" East 77.00 feet;

thence along the northerly edge of the existing concrete curb and gutter the following two (2) courses:

(1) North 85°08'00" East 50.50 feet;

(2) North 88°54'00" East 17.39 feet to intersect the westerly right-of-way line of Monroe Street and the easterly boundary of Lot 2 of said SANDY GARDNER OFFICE PARK;

thence along said westerly right-of-way line, South 0°07'52" East 15.91 feet to the Point of Beginning.

The above-described area contains approximately 24,693 square feet or 0.567 acre.

Tax Parcel ID No. 27-12-402-042-0000

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Exhibit 2 to Special Warranty Deed

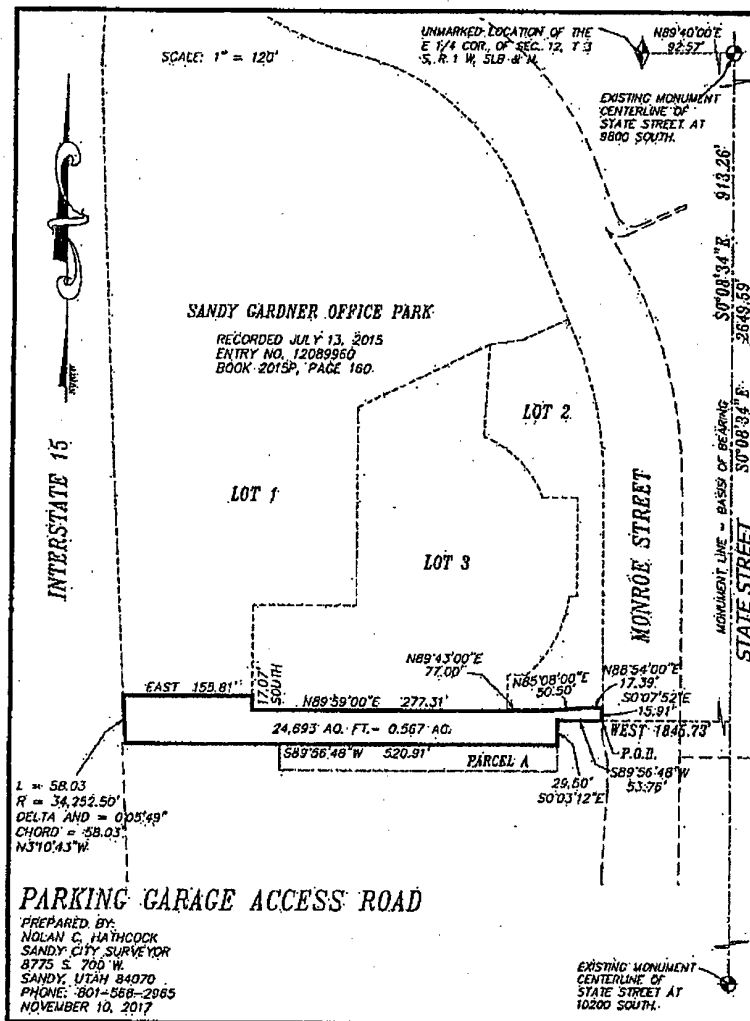
[to be inserted]

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EXHIBIT B

Map Depicting the General Location of the Land



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