

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
WVC 6055 West, LLC  
1291 E. 625 N.  
Layton, UT 84040

12907607  
12/21/2018 12:37:00 PM \$23.00  
Book - 10740 Pg - 6164-6168  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 5 P.

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **NCS-890577-SLC1 (jh)**  
A.P.N.: **20-14-126-006-0000, 20-14-126-009-0000**

**SILENCERCO, LLC, a Utah limited liability company** a limited liability company organized and existing under the laws of the State of Utah with its principal office at **5511 South 6055 West, West Valley City, UT 84118** of **Salt Lake County, State of UT**, Grantor(s) hereby CONVEY(S) AND WARRANT(S) TO

**WVC 6055 West, LLC, a Utah limited liability company**, Grantee of **Layton, UT**, 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 UT**:

### PARCEL 1:

**BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET SAID POINT BEING SOUTH 00° 06' 44" EAST ALONG THE QUARTER SECTION LINE 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00° 06' 44" EAST ALONG SAID QUARTER SECTION LINE, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A AND B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 2602.40 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP OF SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 56' 10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING THE NORTH LINE OF COPPER CITY 1, PLATS "C AND E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00° 06' 12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89° 55' 51" EAST 983.73 FEET; THENCE NORTH 00° 07' 15" WEST ALONG THE PROJECTED CENTERLINE OF 6055 WEST STREET 1173.60 FEET; THENCE NORTH 89° 52' 45" EAST ALONG THE SOUTH LINE OF 6055 WEST STREET 33.00 FEET TO A POINT ON THE EAST LINE OF SAID 6055 WEST STREET; THENCE NORTH 00° 07' 15" WEST ALONG SAID EAST LINE 689.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG**

90° 32' 28" A DISTANCE OF 63.21 FEET TO A POINT ON THE SOUTH LINE OF SAID 5400 SOUTH STREET; THENCE SOUTH 89° 34' 47" EAST ALONG SAID SOUTH LINE 276.62' TO THE POINT OF BEGINNING.

LESS AND EXCEPTION THE 6055 WEST STREET DEDICATION PLAT RECORDED SEPTEMBER 27, 2006 AS ENTRY NO. 9857957 OF THE OFFICIAL RECORDS

ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 14, 2005 AS ENTRY NO. 9490280 IN BOOK 9188 AT PAGE 1039, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00° 06' 44" EAST ALONG THE QUARTER SECTION LINE 1955.093 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A" AND "B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE SOUTH 0° 06' 44" EAST 700.307 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 56' 10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING NORTH LINE OF COPPER CITY 1, PLATS "C AND E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00° 06' 12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89° 55' 51" EAST 1333.432 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS ALSO KNOWN AS GREATER SOUTHRIDGE SUBDIVISION PLAT PHASE 1 RECORDED SEPTEMBER 17, 2007 AS ENTRY NO. 10223972 OF THE OFFICIAL RECORDS

ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 11774004, WHEREIN APEX AND & CATTLE COMPANY LLC, APPEAR AS THE GRANTOR AND SILENCERCO LLC, APPEAR AS THE GRANTEE, RECORDED DECEMBER 12, 2013 AND A PORTION OF AN ENTIRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 7862110, IN BOOK 8442, AT PAGE 4356-4358, WHEREIN WALDRON FAMILY LIMITED PARTNERSHIP APPEAR AS THE GRANTOR(S) AND ALDER CONSTRUCTION COMPANY APPEAR AS THE GRANTEE(S) SAID MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 06' 44" EAST, ALONG THE QUARTER SECTION LINE AND WEST LINE OF COPPER CITY 1, PLAT 'A' SUBDIVISION, RECORDED IN BOOK 78-11, AT PAGE 303, OF PLATS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, A DISTANCE OF 515.99 FEET, FORM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE SOUTH 00° 06' 44" EAST, ALONG THE QUARTER SECTION LINE AND THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 555.98 FEET; THENCE WEST, A DISTANCE OF 316.83 FEET, TO THE EAST RIGHT-OF-WAY LINE OF 6055 WEST STREET, PER STREET DEDICATION PLAT, RECORDED IN BOOK 2006P, AT PAGE 280, OF OFFICIAL RECORDS; THENCE NORTH 00° 07' 11" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 555.98 FEET, TO THE NORTH LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED, RECORDED AS ENTRY NUMBER 11774004; THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 316.92 FEET, TO THE POINT OF BEGINNING.

**ALSO LESS AND EXCEPTING ANY PORTION LYING SOUTH OF THE AFOREMENTIONED LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468**

**PARCEL 2:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF 5400 SOUTH STREET SAID POINT BEING SOUTH 00° 06' 44" EAST ALONG THE QUARTER SECTION LINE 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00° 06' 44" EAST ALONG SAID QUARTER SECTION LINE, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A AND B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 2602.40 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP OF SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 56' 10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING THE NORTH LINE OF COPPER CITY 1, PLATS "C AND E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00° 06' 12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89° 55' 51" EAST 983.73 FEET; THENCE NORTH 00° 07' 15" WEST ALONG THE PROJECTED CENTERLINE OF 6055 WEST STREET 1173.60 FEET; THENCE NORTH 89° 52' 45" EAST ALONG THE SOUTH LINE OF 6055 WEST STREET 33.00 FEET TO A POINT ON THE EAST LINE OF SAID 6055 WEST STREET; THENCE NORTH 00° 07' 15" WEST ALONG SAID EAST LINE 689.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 32' 28" A DISTANCE OF 63.21 FEET TO A POINT ON THE SOUTH LINE OF SAID 5400 SOUTH STREET; THENCE SOUTH 89° 34' 47" EAST ALONG SAID SOUTH LINE 276.62' TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTION THE 6055 WEST STREET DEDICATION PLAT RECORDED SEPTEMBER 27, 2006 AS ENTRYR NO. 9857957 OF THE OFFICIAL RECORDS**

**ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DECRIBED IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 14, 2005 AS ENTRY NO. 9490280 IN BOOK 9188 AT PAGE 1039, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT BEING SOUTH 00° 06' 44" EAST ALONG THE QUARTER SECTION LINE 1955.093 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID LINE ALSO BEING THE WEST LINE OF COPPER CITY 1, PLATS "A" AND "B" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; AND RUNNING THENCE SOUTH 0° 06' 44" EAST 700.307 FEET TO THE SOUTHWEST CORNER OF SAID COPPER CITY 1, PLAT "B", SAID POINT ALSO BEING THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 56' 10" WEST ALONG THE QUARTER SECTION LINE, SAID LINE ALSO BEING NORTH LINE OF COPPER CITY 1, PLATS "C AND E" AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 1333.54 FEET TO THE NORTHWEST CORNER OF SAID COPPER CITY 1, PLAT "E", SAID POINT ALSO BEING ON THE EAST LINE OF WOODVIEW HEIGHTS SUBDIVISION NO. 1 AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00° 06' 12" WEST ALONG SAID EAST LINE AND WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, 700.43 FEET; THENCE SOUTH 89° 55' 51" EAST 1333.432 FEET TO THE POINT OF BEGINNING.**

**SAID DESCRIPTION IS ALSO KNOWN AS GREATER SOUTHRIDGE SUBDIVISION PLAT PHASE 1 RECORDED SEPTEMBER 17, 2007 AS ENTRY NO. 10223972 OF THE OFFICIAL RECORDS**

**ALSO LESS AND EXCEPTING THAT LEGAL DESCRIPTION DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468, DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 11774004, WHEREIN APEX AND & CATTLE COMPANY LLC, APPEAR AS THE GRANTOR AND SILENCERCO LLC, APPEAR AS THE GRANTEE, RECORDED DECEMBER 12, 2013 AND A PORTION OF AN ENTIRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 7862110, IN BOOK 8442, AT PAGE 4356-4358, WHEREIN WALDRON FAMILY LIMITED PARTNERSHIP APPEAR AS THE GRANTOR(S) AND ALDER CONSTRUCTION COMPANY APPEAR AS THE GRANTEE(S) SAID MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT SOUTH 00° 06' 44" EAST, ALONG THE QUARTER SECTION LINE AND WEST LINE OF COPPER CITY 1, PLAT 'A' SUBDIVISION, RECORDED IN BOOK 78-11, AT PAGE 303, OF PLATS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, A DISTANCE OF 515.99 FEET, FORM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE SOUTH 00° 06' 44" EAST, ALONG THE QUARTER SECTION LINE AND THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 555.98 FEET; THENCE WEST, A DISTANCE OF 316.83 FEET, TO THE EAST RIGHT-OF-WAY LINE OF 6055 WEST STREET, PER STREET DEDICATION PLAT, RECORDED IN BOOK 2006P, AT PAGE 280, OF OFFICIAL RECORDS; THENCE NORTH 00° 07' 11" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 555.98 FEET, TO THE NORTH LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED, RECORDED AS ENTRY NUMBER 11774004; THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 316.92 FEET, TO THE POINT OF BEGINNING.**

**ALSO LESS AND EXCEPTING ANY PORTION LYING NORTH OF THE AFORMENTIONED LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 22, 2016 AS ENTRY NO. 12244559 IN BOOK 10413 AT PAGE 4468**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of managers of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its company name and seal to be hereunto affixed by its duly authorized officers this 21<sup>st</sup> day of December, 2018. A.D.

SILENCERCO, LLC, a Utah limited liability company

By: 

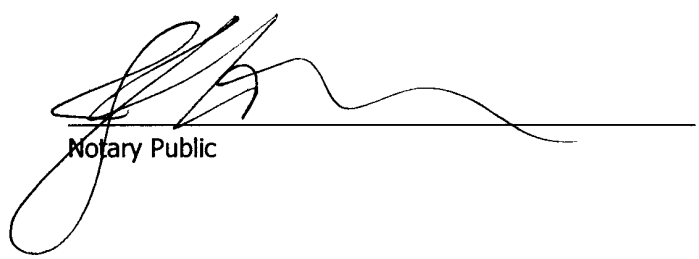
Name: Jonathon Shults  
Title: Manager

STATE OF UT )  
County of Salt Lake ) ss.

On 12/21/2018, before me, the undersigned Notary Public, personally appeared **Jonathon Shults**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

