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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

When recorded mail to (Tax Mailing Address):
Grantee
225 South 200 East #300
Salt Lake City, UT 84111

WARRANTY DEED

Bunts & Singles, LLC, a Utah limited liability company, GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Sawtell Properties, LLC a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1: [26-02-200-027]

Part of the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Salt Lake County, State of Utah:

Beginning North 89°38'44" West 864.58 feet from the Northeast Corner of said Section 2, and running thence South 0°04'24" West 997.745 feet to a point on the Northerly right of way line of State Highway 48 (Project No. S-6 conveyed to State Road Commission of Utah by deed recorded in Book 869 at Page 601); thence South 58°16'46" West along said Northerly right of way line 441.16 feet; thence North 0°04'24" East 1237.55 feet to a point on the North boundary of said Section 2; thence South 89°38'44" East 374.10 feet along said North boundary to the point of beginning.

Less and excepting therefrom Parcel 1 any portion of the following:

A Parcel of land in fee, being part of an entire tract of property, situate in the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at a point in the northerly boundary line of said entire tract of property, which point is 1168.75 feet North 89°38'44" West along the section line from the Northeast corner of said Section 2, and running thence South 1°39'09" East 1057.00 feet; thence South 7°58'20" East 109.21 feet to a point on the northerly right-of-way line of State Highway 48 (Project No. S-6 conveyed to the State Road Commission of Utah by deed recorded in Book 869, at Page 601); thence South 58°16'46" West 137.71 feet along said northerly right-of-way line; thence North 0°04'24" East 1237.55 feet to a point in the North line of said Section 2; thence South 89°38'44" East 69.93 feet along said North line to the point of beginning.

Also, less and excepting:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property situate in the NE1/4 of the NE1/4 of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 1168.75 feet North 89°38'44" West along the section line and 158.31 feet South 01°39'09" East from the Northeast corner of said Section 2, said point is also 220.00 feet perpendicularly distant easterly

ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.

from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1420+66.23, and running thence South 09°00'44" East 331.61 feet; thence North 80°59'16" East 89.27 feet; thence South 13°19'39" East 450.78 feet; thence South 17°40'39" East 116.00 feet to the northwesterly right of way line of the New Bingham Highway at a point 453.84 feet perpendicularly distant easterly from said control line opposite engineer station 1412+03.45; thence South 58°16'24" West (South 58°16'46" West by record) 279.50 feet along said right of way line to the southwest corner of said entire tract; thence along the westerly boundary line of said entire tract the following two (2) courses and distances: (1) North 07°58'20" West 112.45 feet; thence (2) North 01°39'09" West 898.69 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 2: [26-02-200-006]

Beginning at a point which lies North 89°38'44" West 494.79 feet along the North boundary of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, from the Northeast Corner of said Section 2 and running thence South 0°04'24" West 769.175 feet to a point on the Northerly right of way line of State Highway 48 (Project S-6 conveyed to State Road Commission of Utah by deed recorded in Book 869 at Page 601); thence South 58°16'46" West along said Northerly right of way line 434.73; thence North 0°0'24" East 997.745 feet to a point on the North boundary of said Section 2; thence South 89°38'44" East 369.79 feet along said North boundary to the point of beginning.

Parcel 3: [26-02-200-029]

Part of the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Salt Lake County, State of Utah:

Beginning at the Northeast Corner of said Section 2; and running thence South 0°03'00" West 463.54 feet along the East boundary of said Section 2 to a point on the Northerly right of way line of State Highway 48 (Project No. S-6 conveyed to State Road Commission of Utah by deed recorded in Book 869 at Page 601); thence South 58°16'46" West along said Northerly right of way line 581.68 feet; thence North 0°04'24" East 769.175 feet to a point on the North boundary of aforesaid Section 2; thence South 89°38'44" East along said North boundary 494.79 feet to the point of beginning.

Excepting from Parcel 3, two parcels conveyed to the City of West Jordan by Special Warranty Deed recorded November 22, 2002 as Entry No. 8431265 in Book 8689 at Page 1030 of Official Records, described as follows:

1) Beginning at the Southeast Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°03'00" West 466.52 feet; thence South 58°19'40" West 62.31 feet; thence North 00°03'00" East 144.45 feet; thence along the arc of a 983.00 foot radius curve to the right through a central angle of 04°43'04" for 80.94 feet (chord bears North 02°24'32" East 80.92 feet); thence North 04°46'04" East 190.82 feet; thence along the arc of a 877.00 foot radius curve to the left through a central angle of 04°43'04" for 72.21 feet (chord bears North 02°24'32" East 72.19 feet); thence North 00°03'00" East 11.84 feet; thence South 89°37'53" East 31.00 feet to the point of beginning.

2) Beginning at a point which is North 89°37'53" West 31.00 feet from the Southeast Corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°03'00" West 11.84 feet; thence along the arc of a 877.00 foot radius curve to the right through a central angle of 04°43'04" for 72.21 feet (chord bears South 02°24'32" West 72.19 feet); thence South 04°46'04" West 190.82 feet; thence along the arc of a 983.00 foot radius curve to the left through a central angle of 04°43'04" for 80.94 feet (chord bears South 02°24'32" West 80.92

feet); thence South 00°03'00" West 118.26 feet; thence North 22°10'00" West 53.46 feet; thence along the arc of a 236.00 foot radius curve to the right through a central angle of 32°00'22" for 131.83 feet (chord bears North 06°09'49" West 130.12 feet); thence North 09°50'22" East 298.78 feet; thence South 89°37'53" East 5.49 feet to the point of beginning.

Also, less and excepting:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property situate in the Northeast Quarter of Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at Northeast corner of said entire tract in the westerly right of way line of 5600 West Street, which corner is 36.53 feet North 89°38'44" West along the Section line from the Northeast corner of Said Section 2, said point is also 36.50 feet perpendicularly distant westerly from the 5600 West Street right of way control line opposite approximate engineer station 152+77.30, and running thence South 09°50'19" West (South 09°50'22" West by record) 177.12 feet to a point 66.61 feet perpendicularly distant westerly from said control line opposite engineer station 151+02.61; thence North 39°45'22" West 61.95 feet; thence North 00°02'58" East 86.50 feet; thence North 50°14'38" East 63.35 feet to the northerly boundary line of said entire tract; thence South 89°38'44" East 21.11 feet along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also, less and excepting:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property situate in the Northeast 1/4 of Northeast 1/4 of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at southeast corner of said entire tract and the intersection of the northwesterly right of way line of the New Bingham Highway and the westerly right of way line of 5600 West Street, which corner is 466.85 feet South 00°02'58" West (South 00°03'00" West by record) along the Section line and 62.38 feet South 58°16'24" West (South 58°16'46" West by record) from the Northeast Corner of Said Section 2, said point is also 53.00 feet perpendicularly distant Westerly from the 5600 West Street right of way control line opposite approximate engineer station 147+77.26, and running thence South 58°16'24" West (South 58°16'46" West by record) 1.18 feet along said northwesterly right of way line; thence North 00°02'58" East 29.70 feet to a point 54.00 feet perpendicularly distant westerly from said control line opposite engineer station 148+06.33; thence South 22°10'03" East (South 22°10'00" East by record) 2.65 feet to the westerly right of way line of said 5600 West Street; thence South 00°02'57" West (South 00°03'00" West by record) 26.62 feet along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also, less and excepting:

Description of Parcel being part of the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 2, Township 3 South, Range 2 West; Thence North 89°39'30" West a distance of 57.64 feet along said section line to the Point of Beginning;

