

13079484
9/20/2019 2:40:00 PM \$40.00
Book - 10833 Pg - 9444-9445
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:
Grantee
8000 South Redwood Road
West Jordan, UT 84088
MNT File No.: 69662
Tax ID No.: 26-02-200-006
26-02-200-027

SPECIAL WARRANTY DEED

Sawtell Properties, LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to:

City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah

GRANTEE of 8000 South Redwood Road, West Jordan, UT 84088 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 8C:

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, Salt Lake Base and Meridian; Thence North 89°39'30" West a distance of 1,168.75 feet along said section line to the Point of Beginning being on the East line of the Mountain View Corridor; Thence South 89°39'30" East a distance of 304.17 feet along said section line; Thence South 00°03'38" West a distance of 197.47 feet; Thence South 88°42'25" West a distance of 291.86 feet to the East line of the Mountain View Corridor; Thence along said East line the following 2 courses: (1) North 09°01'35" West a distance of 48.23 feet; (2) Thence North 01°39'55" West a distance of 158.31 feet to the Point of Beginning;

Note: The Basis of Bearings for this description is between two (2) Salt Lake County Section Corner Monuments. The Bearing between the North Quarter Corner and the Northeast Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base & Meridian, is S89°39'30"E per Salt Lake County ARP.

Parcel 8D:

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, Salt Lake Base and Meridian; Thence North 89°39'30" West a distance of 494.79 feet along said section line to the Point of Beginning, said point also being the Northwest corner of that certain

parcel of land conveyed to the City of West Jordan by Special Warranty Deed dated March 4, 2019, and recorded March 6, 2019, under Entry No. 12945071, in Book 10758, at Page 2248, in the office of the Salt Lake County Recorder; Thence South 00°03'38" West a distance of 186.92 feet along the Westerly line of City of West Jordan parcel to the Southwest corner thereof; Thence South 88°42'25" West a distance of 369.89 feet; Thence North 00°03'38" East a distance of 197.47 feet to the section line; Thence South 89°39'30" East along the section line a distance of 369.79 feet to the Point of Beginning;

Note: The Basis of Bearings for this description is between two (2) Salt Lake County Section Corner Monuments. The Bearing between the North Quarter Corner and the Northeast Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base & Meridian, is S89°39'30"E per Salt Lake County ARP.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 20th day of September, 2019.

Sawtell Properties, LLC, a Utah limited liability company

By: J. Peterson
Barrett J. Peterson, Manager

State of Utah)
 ss:
County of Salt Lake)

On this date, Sept 20, 2019, personally appeared before me Barrett J. Peterson, who being by me duly sworn did say that he is a Manager of Sawtell Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Barrett J. Peterson acknowledged to me that said limited liability company executed same.

Lori Johnstun
Notary Public

