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1/23/2020 3:33:00 PM \$40.00
Book - 10888 Pg - 414-416
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

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:
The Vistas at Riverbend, L.L.C.
13331 South 1700 West
Riverton, Utah 84065

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-992837-SLC1 (jt)**
A.P.N.: **27-17-128-008-0000**

WDG South Jordan 10200, LLC, a Utah limited liability company, Grantor, of Centerville, Davis County, State of Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

The Vistas at Riverbend, L.L.C., a Utah limited liability company, Grantee, of Riverton, Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

PARCEL 1:

A TRACT OF LAND IN FEE, BEING ALL OF THE REMAINDER OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SR-154 (BANGERTER HIGHWAY) OF SAID PROJECT, WHICH POINT IS 150.07 FEET NORTH 89°57'00" WEST ALONG THE SECTION LINE AND 137.80 FEET SOUTH AND 108.86 FEET NORTH 89°57'00" WEST ALONG AN EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE SOUTH 08°09'01" WEST 391.81 FEET ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE TO A POINT IN A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°57'00" WEST 332.40 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 00°01'51" WEST 525.70 FEET ALONG THE WESTERLY BOUNDARY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°57'00" EAST

316.18 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 00°01'59" EAST 137.80 FEET ALONG AN EASTERLY BOUNDARY LINE; THENCE SOUTH 89°57'04" EAST 71.98 FEET ALONG THE 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.

(NOTE: ROTATE ABOVE BEARINGS 00°12'49" CLOCKWISE TO EQUAL HIGHWAY BEARINGS).

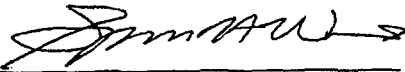
PARCEL 2:

A TRACT OF LAND BEING SITUATE IN THE NORTHEAST 1/4 NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SR-154 (BANGERTER HIGHWAY), WHICH POINT IS 150.07 FEET NORTH 89°57'00" WEST ALONG THE SECTION LINE AND 137.80 FEET SOUTH AND 108.86 FEET NORTH 89°57'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE ALONG THE BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN ENTRY #12949847 THE FOLLOWING TWO (2) COURSES AND DISTANCES, (1) NORTH 89°57'04" WEST 71.98 FEET; THENCE (2) NORTH 00°01'59" WEST 137.80 FEET TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT, BEING IN SAID SECTION LINE; THENCE ALONG SAID NORTHERLY BOUNDARY AND SECTION LINES SOUTH 89°57'00" EAST 142.88 FEET TO A POINT IN SAID WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE; THENCE ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES. (1) SOUTH 09°10'15" WEST 14.04 FEET; THENCE (2) SOUTH 85°20'52" WEST 51.62 FEET; THENCE (3) SOUTH 08°09'00" WEST 120.91 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this **January 23, 2020** .

WDG South Jordan 10200, LLC, a Utah limited liability company

By: 

Name: Spencer H. Wright
Title: Manager

STATE OF Utah)
County of Davis) ss.

On January 22, 2020, before me, the undersigned Notary Public, personally appeared **Spencer H. Wright, Manager of WDG South Jordan 10200, LLC, a Utah limited liability company**, 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: 10-14-2023

Julie B. Boyle
Notary Public

