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2/27/2020 3:39:00 PM \$40.00  
Book - 10902 Pg - 4651-4652  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to (Tax Mailing Address):  
Fort Union Townhomes, LLC  
45 E. Center Street, Suite 103  
North Salt Lake, UT 84054

MTC File No. 278990

**SPECIAL WARRANTY DEED**

Wellsville Mountains, LLC, a Utah limited liability company, GRANTOR for good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the grantor to

Fort Union Townhomes, LLC, a Utah limited liability company  
as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

See attached Exhibit "A"

Tax Parcel No. 22-30-128-035, 22-30-128-037, 22-30-128-038, 22-30-128-039

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.


In witness whereof, the grantor has executed this instrument this 26 day of February, 2020.

Wellsville Mountains, LLC, a Utah limited liability company

  
\_\_\_\_\_  
Quinn W. Millet, Manager

STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 26 day of February, 2020 by, Quinn W. Millet, as Manager of Wellsville Mountains, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.

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

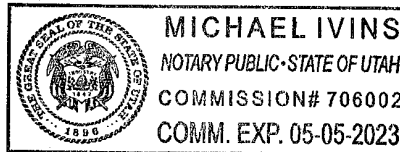


Exhibit "A"

Beginning at point on the South line of Leyland 2 Lot Subdivision and the West Right-of-Way line of 300 East street; said point of beginning being 1' behind the existing sidewalk and located North  $00^{\circ}06'08''$  East (Basis of Bearing) 311.53 feet and North  $89^{\circ}39'00''$  West 28.95 feet from the monument in 7200 South (Fort Union Blvd); said point of beginning also located by record as West 94.15 feet and South 907.50 feet and South  $89^{\circ}39'00''$  East 63.58 feet from the North Quarter Corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along the Westerly Boundary line of 300 West the following courses: South  $00^{\circ}06'08''$  West, a distance of 10.55 feet to a point of curve to the right having a radius of 590.92 feet, a central angle of  $04^{\circ}18'50''$ , and a chord bearing of South  $02^{\circ}15'33''$  West, 44.48 feet; thence southerly along the arc a distance of 44.49 feet to a point of compound curve to the right having a radius of 86.51 feet and a central angle of  $12^{\circ}05'41''$ ; thence southerly along the arc, a distance of 18.26 feet; thence South  $20^{\circ}09'23''$  West, a distance of 19.19 feet; thence South  $18^{\circ}34'56''$  West, a distance of 22.16 feet to a point of curve to the left having a radius of 316.35 feet, a central angle of  $06^{\circ}38'29''$ , and a chord bearing of South  $15^{\circ}15'42''$  West, 36.65 feet; thence southerly along the arc a distance of 36.67 feet; thence South  $11^{\circ}56'24''$  West, a distance of 20.52 feet to the point of curve of a non tangent curve to the left, of which the radius point lies South  $78^{\circ}03'38''$  East, a radial distance of 224.34 feet and having a chord bearing of South  $07^{\circ}24'37''$  West, 35.43 feet; thence southerly along the arc, through a central angle of  $09^{\circ}03'30''$ , a distance of 35.47 feet to a point of reverse curve to the right having a radius of 1,909.57 feet and a central angle of  $01^{\circ}20'57''$ ; thence southerly along the arc, a distance of 44.97 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North  $84^{\circ}38'03''$  West, a radial distance of 22.00 feet and having a chord bearing of South  $47^{\circ}40'59''$  West, 29.62 feet; thence southwesterly along the arc, through a central angle of  $84^{\circ}38'04''$ , a distance of 32.50 feet; thence North  $89^{\circ}42'16''$  West, a distance of 1.67 feet; thence continue westerly along said line, a distance of 265.93 feet more or less to the Easterly line of Midvale City Parcel 36C; thence North  $77^{\circ}29'16''$  West 23.63 feet along said Parcel 36:C northerly line; thence North, a distance of 111.00 feet more or less to the south line Golden Acres No. 9 Subdivision; thence East along said line, a distance of 167.00 feet; thence North, a distance of 150.97 feet more or less to the South line of Biesinger Subdivision; thence South  $89^{\circ}39'00''$  East, a distance of 185.58 feet, more or less to the Point of Beginning.