

13229104
3/30/2020 9:05:00 AM \$40.00
Book - 10917 Pg - 5869-5871
RASHELLE HOBBS
Recorder, Salt Lake County, UT
YORK HOWELL & GUYMON
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA
York Howell & Guymon, Attorneys at Law
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 527-1040

Grantee Address:

4100 South 500 West
Salt Lake City, Utah 84115

Parcel # 21-01-101-017

Warranty Deed

James H. Clark & Son, Inc., a Utah corporation, Grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS to JHC Real Estate LLC, a Utah limited liability company, Grantee, of Salt Lake County, State of Utah, for the sum of Ten Dollars and other good and valuable consideration the following described real property in Salt Lake County, State of Utah:

BEGINNING at the Northwest corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the Section line North 89°55' East 620.56 feet; thence South 00°05'27" East 75.00; thence South 89°55' West 620.56 feet; thence North 00°05'37" West 75.00 feet to the point of BEGINNING.

SUBJECT TO the Declaration of Easement shown on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS the hand of said Grantor as of the 25th day of March, 2020.

JAMES H. CLARK & SON, INC.,
a Utah corporation

Greg McCandless
By: Greg McCandless, its President

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

On the 25th day of March, 2020, personally appeared before me **Greg McCandless, as President of James H. Clark & Son, Inc.**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Vikki Prince
Notary Public
Residing at: Salt Lake County, Utah

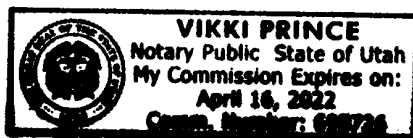


EXHIBIT "A"

DECLARATION OF EASEMENT

This is a Declaration of Easement by the Salt Lake County Cottonwood Sanitary District ("DECLARANT") over the following described property located in Salt Lake County, State of Utah:

BEGINNING at the Northwest corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence along the Section line North 89°55' East 620.56 ft.; thence South 00°05'27" East 75.00 ft.; thence South 89°55' West 620.56 ft.; thence North 00°05'37" West 75.00 ft. more or less to the POINT OF BEGINNING.

The declarant hereby established an easement for a sanitary sewer line fifteen feet (15") in width, 7.5 feet each side of the following described centerline:

BEGINNING at a point South 00°05'287" East 7.5 feet from the Northwest corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°55'00" East 620.56 ft. to a point on a property line;

and a sanitary sewer easement 25 feet wide; 12.5 feet on each side of the following described centerline: BEGINNING at a point North 89°55'00" East 12.5 ft. from the Northwest corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'37" East 80 feet to a point on the declarant's property.

The declarant reserves the right of ingress and egress over and through the easements described above and to all facilities owned by the declarant in each of the easements described above for the purpose of the operation and maintenance of the sanitary sewer.