

MAIL TAX NOTICE TO
Broderick Properties LLC
104 West Monarch Dr.
Bountiful, Utah 84010
Order No. 5-106106

13240328
4/10/2020 3:14:00 PM \$40.00
Book - 10925 Pg - 3950-3951
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Warranty Deed

Steve Broderick

of Salt Lake City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEYS and WARRANTS to
Broderick Properties LLC, a Utah limited liability company

of Salt Lake City, County of Salt Lake, State of UTAH, Grantee for the sum of Ten Dollars and Other Good and
Valuable Consideration the following described tract of land in Salt Lake County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Tax Parcel No. Parcel No.: 08-23-100-025 and 08-23-100-026

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

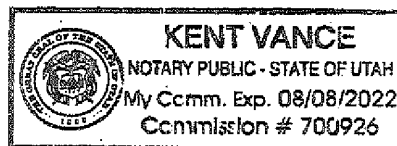
WITNESS, the hands of said Grantor, this 11th of March, 2020

Steve Broderick
Steve Broderick

State of Utah)
County of Salt Lake) SS.

The foregoing instrument was acknowledged before me this 11 day of March, 2020 by Steve Broderick.

Kent Vance
Notary Public
My Commission Expires: 08-08-2022
Residing at: SLC



LEGAL DESCRIPTION

Order No. 5-106106

PARCEL 1:

Beginning at a point on the South right of way line and no access line of Interstate Highway 15, said point being North 89 deg. 51'30" West 258.81 feet along the North line of Section 23, and South 594.88 feet from the North quarter corner of Section 23, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 01 deg. 33'00" West 25.70 feet; thence South 01 deg. 36'00" West 245.87 feet to a point 10.00 feet perpendicularly Northwesterly from the center line of the Oregon Short Line Railroad Company lead tract No. "A" 438; thence South 42 deg. 35'00" West 108.01 feet, parallel to and 10.00 feet perpendicularly Northwesterly from the center of said tract, to a point on a 368.76 foot non-tangent curve to the right, (radius bears North 29 deg. 03'38" West); thence along the arc of said curve 157.43 feet; thence South 85 deg. 24'00" West 530.11 feet to a point on the Easterly right of way line of Interstate Highway 15, said point being on a 478.01 foot radius non tangent curve to the right, (radius bears South 85 deg. 45'18" East); thence along the arc of said curve 722.11 feet; thence South 89 deg. 12'00" East 275.24 feet along the South right of way line of said Interstate Highway 15 to the point of beginning.

Parcel No.: 08-23-100-025 and 08-23-100-026