

When Recorded mail to:
GRANTEE(S) ADDRESS
Wagstaff Investments, LLC
3115 West 2100 South
West Valley City, Utah 84119

13272569
5/18/2020 2:08:00 PM \$40.00
Book - 10945 Pg - 3846-3848
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 20-3687AB

[PARCEL ID 21-31-126-012-0000]

Special Warranty Deed

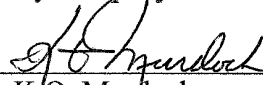
Murdock West Jordan, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to Wagstaff Investments, LLC, a Utah limited liability company, GRANTEE, of West Valley City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2020, and thereafter.

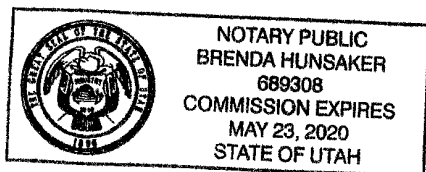
WITNESS the hand of said GRANTOR, this ____ day of May, AD, 2020

Murdock West Jordan, LLC, a Utah limited liability company


By: K.O. Murdock
Its: Managing Member

State of Utah)
County of Davis)ss.

On the 15 day of May, A.D. 2020, personally appeared before me K.O. Murdock, who being by me duly sworn, did say, that he is the Managing Member of Murdock West Jordan, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said K.O. Murdock acknowledged to me that said Limited Liability Company executed the same.




NOTARY PUBLIC

Exhibit "A"

Legal Description

PARCEL 1:

Beginning at a point South 89°59'40" West 433.99 feet and South 07°30'35" East 33.28 feet from the North quarter corner of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 07°30'35" East along the Westerly right-of-way line of Airport Road 467.42 feet; thence Southeasterly 189.33 feet along a curve to the left having a radius of 970.33 feet, a central angle of 11°10'46" and a chord that bears South 13°05'58" East 189.03 feet to the Wagstaff Investment parcel; thence South 88°11'08" West 286.23 feet along the Wagstaff Investment parcel; thence South 23°02'48" East 68.15 feet along the Westerly line of the aforesaid Wagstaff Investment parcel; thence North 88°37'10" West 665.88 feet to the Easterly right-of-way line of the Denver and Rio Grande Railroad, same said right-of-way being 50.00 feet perpendicularly equidistant from the center of the existing tract; thence North 10°47'00" West 715.81 feet along said railroad right-of-way; thence North 89°59'40" East 955.08 feet to the point of beginning.

Less and Excepting therefrom the following three (3) tracts conveyed to the City of West Jordan by (1) that certain Special Warranty Deed recorded February 5, 2009 as Entry No. 10615841 in Book 9682 at Page 9150 of Official Records, and (2) that certain Special Warranty Deed recorded February 1, 2013 as Entry No. 11568833 in Book 10104 at Page 1011 of Official Records, described as follows:

Tract 1:

Beginning at a point which is North 89°59'50" West, a distance of 433.998 feet along the Section line and South, a distance of 53.000 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West of the Salt Lake Base and Meridian, to a point which is 53.00 feet perpendicularly distant from the Section line; thence North 89°59'50" West, parallel to said Section line, a distance of 940.795 feet to the Easterly right of way line of the D&RG Railroad; thence North 10°46'30" West, a distance of 20.359 feet along said right of way line to a point 33.00 feet perpendicularly distant from the Section line; thence South 89°59'50" East, parallel to said Section line, a distance of 941.968 feet; thence South 07°30'05" East, a distance of 20.173 feet to the point of beginning.

Tract 2:

Beginning at a point which is North 89°59'50" West, a distance of 433.995 feet along the Section line and South 00°00'10" West, a distance of 53.000 feet from the North Quarter corner of Section 31, Township 2 South, Range 1 West of the Salt Lake Base and Meridian, to a point 53.000 feet perpendicularly distant from the Section line; thence South 07°30'05" East, a distance of 20.000 feet; thence North 48°44'58" West, a distance of 30.075 feet; thence South 89°59'50" East, a distance of 20.000 feet to the point of beginning.

Tract 3:

A parcel of land in fee for the widening of the existing highway known as Airport Road, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 31, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, said point being 429.64 feet North 89°59'50" West along the North section line, and 32.99 feet South 00°00'10" West from the North quarter corner of said

Section 31; and running thence along the East line of said entire tract the following two (2) courses: (1) South 07°30'05" East 467.42 feet to a point on a 970.33 foot radius curve to the left; (2) thence along the arc of said curve 189.34 feet, chord bears South 13°05'29" East 189.04 feet to a point on the South line of said entire tract; thence along said South line South 88°11'38" West 32.33 feet to a point on a 913.17 foot radius non-tangent curve to the right; thence along the arc of said curve 32.32 feet, chord bears North 15°03'54" West 32.31 feet; thence North 76°09'29" East 10.00 feet to a point on a 908.17 foot radius non-tangent curve to the right; thence along the arc of said curve 103.84 feet, chord bears North 10°46'37" West 103.78 feet; thence North 07°30'05" West 473.09 feet; thence North 49°44'09" West 37.10 feet; thence South 89°59'50" East 12.29 feet; thence South 48°44'58" East 30.08 feet; thence North 07°30'05" West 40.17 feet; thence North 89°57'37" East 6.99 feet to the point of beginning.

PARCEL 2:

Together with the rights granted by that certain Easement Agreement recorded May 7, 2004 as Entry No. 9057106 in Book 8985 at Page 856 of Official Records.