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12/18/2020 11:02:00 AM \$40.00
Book - 11083 Pg - 439-441
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:
Ensign Learning Center, Inc.
20 West Century Parkway
Salt Lake, UT 84115

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

SPECIAL WARRANTY DEED

Escrow No: **NCS-1037715-SLC1 (ami)**
A.P.N.: **15-22-376-020-0000 and 15-22-376-015-0000**

GBTD, LLC, a Delaware limited liability company, Grantor, of **Scottsdale , Maricopa County, State of AZ**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Ensign Learning Center, Inc. a Utah corporation, Grantee, of **Salt Lake , Salt Lake County, State of UT**, 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:

BEGINNING AT A POINT SOUTH 89°57'30" WEST 968.00 FEET AND NORTH 00°03'10" WEST 348.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°03'10" WEST 60.00 FEET; THENCE SOUTH 89°56'50" WEST 252.00 FEET; THENCE NORTH 00°03'10" WEST 159.68 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE NORTH 00°03'10" WEST 93.17 FEET; THENCE NORTH 89°57'18" EAST 470.00 FEET; THENCE SOUTH 00°03'10" EAST 312.87 FEET; THENCE SOUTH 89°57'30" WEST 448.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

EASEMENTS AND RIGHTS, AS ESTABLISHED BY THAT CERTAIN EASEMENT RELOCATION AGREEMENT DATED JUNE 2, 1994 AND RECORDED JUNE 3, 1994 AS ENTRY NO. 5841345 IN BOOK 6955 AT PAGE 291 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°57'30" WEST 781.00 FEET AND NORTH 0°02'30" WEST 23.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22,

TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT LIES ON THE NORTH LINE OF 2770 SOUTH STREET) AND RUNNING THENCE NORTH 0°02'30" WEST 325.05 FEET TO THE SOUTH LINE OF THE FIRST HEALTH REALTY, INC. PROPERTY; THENCE NORTH 89°57'30" EAST 15.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°02'30" EAST 325.05 FEET TO THE NORTH LINE OF 2770 SOUTH STREET; THENCE SOUTH 89°57'30" WEST 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 1B:

EASEMENTS AND RIGHTS ESTABLISHED BY THAT CERTAIN EASEMENT DATED APRIL 23, 2010 AND RECORDED APRIL 23, 2010 AS ENTRY NO. 10939810 IN BOOK 9820 AT PAGE 3524 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°03'10" EAST ALONG THE SECTION LINE 1980.90 FEET AND SOUTH 89°56'50" WEST 990.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND RUNNING THENCE SOUTH 00°03'10" EAST 8.00 FEET; THENCE SOUTH 89°56'50" WEST 230.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DECKER LAKE LANE; THENCE NORTH 00°03'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 24.00 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE SOUTH 00°03'10" EAST 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT SOUTH 0°03'10" EAST ALONG THE SECTION LINE 1980.896 FEET AND SOUTH 89°56'50" WEST 990.0 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°03'10" EAST 95.0 FEET; THENCE SOUTH 89°56'50" WEST 230.0 FEET TO THE EAST LINE OF 1935 WEST STREET; THENCE NORTH 0°03'10" WEST ALONG SAID EAST LINE 95.0 FEET; THENCE NORTH 89°56'50" EAST 230.0 FEET TO THE POINT OF BEGINNING.

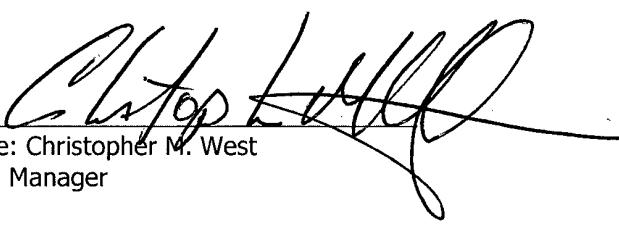
PARCEL 2A:

EASEMENTS AND RIGHTS ESTABLISHED BY THAT CERTAIN EASEMENT DATED APRIL 23, 2010 AND RECORDED APRIL 23, 2010 AS ENTRY NO. 10939810 IN BOOK 9820 AT PAGE 3524 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

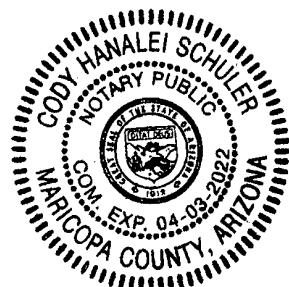
BEGINNING AT A POINT SOUTH 00°03'10" EAST ALONG THE SECTION LINE 1980.90 FEET AND SOUTH 89°56'50" WEST 990.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND RUNNING THENCE SOUTH 00°03'10" EAST 8.00 FEET; THENCE SOUTH 89°56'50" WEST 230.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DECKER LAKE LANE; THENCE NORTH 00°03'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 24.00 FEET; THENCE NORTH 89°56'50" EAST 230.00 FEET; THENCE SOUTH 00°03'10" EAST 16.00 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this Dec. 14, 2020.

GBTD, LLC, a Delaware limited liability company

By: 

Name: Christopher M. West
Title: Manager



STATE OF ARIZONA)
County of Maricopa)ss.

On 12/14/2020, before me, the undersigned Notary Public,
personally appeared **Christopher M. West the Manager of GBTD, LLC, a Delaware 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: 04/03/2022


Notary Public