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5/17/2021 12:49:00 PM \$40.00  
Book - 11175 Pg - 5156-5158  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:  
Wasatch South Hills Development Co., LLC, a Utah limited liability company  
595 S Riverwoods Pkwy, Ste 400  
Logan, UT 84321



File No.: 141808-CAB

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## WARRANTY DEED

Staker & Parson Companies, a Utah corporation

**GRANTOR(S)** of Ogden, State of Utah, hereby Conveys and Warrants to

Wasatch South Hills Development Co., LLC, a Utah limited liability company

**GRANTEE(S)** of Logan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 33-16-300-033 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 5<sup>th</sup> day of May, 2021.

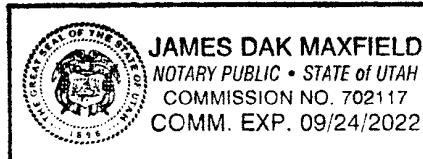
Staker & Parson Companies, a Utah corporation  
BY:   
Travis Canfield  
Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5<sup>th</sup> day of May, 2021, before me, personally appeared Travis Canfield, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Vice President on behalf of Staker & Parson Companies, a Utah corporation.

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



**EXHIBIT A**  
**Legal Description**

Beginning at a point South 89°23'58" East 660.94 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base & Meridian and running Thence North 0°24'47" East 1310.84 feet; Thence South 89°23'58" East 330.47 feet; Thence South 0°24'47" West 1310.84 feet; Thence North 89°23'58" West 330.47 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land conveyed to the Utah Department of Transportation, as disclosed by that certain Warranty Deed recorded July 15, 2010 as Entry No. 10991089 in Book 9841 at Page 243 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 16, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 991.40 ft. (991.41 ft. record) S. 89°23'58" E. along the section line and 1,315.45 ft. N. 0°24'49" E. (1,310.84 ft. N. 0°24'4" E. record) from the Southwest Corner of said Section 16; and running thence S. 0°24'49" W. (S. 0°24'4" W. record) 17.18 ft. along the easterly boundary line to a point 231.13 ft. perpendicularly distant southwesterly from the Mountain View Corridor Right of Way Control Line, of said project, opposite approximate Engineer Station 880+41.79; thence N. 41°53'59" W. 23.21 ft. to a point in the northerly boundary of said entire tract at a point 225.10 ft. perpendicularly distant southwesterly from said control line opposite approximate Engineer Station 880+64.21; thence S. 89°38'59" E. (S. 89°23'58" E. record) 15.63 ft. along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 0°15'29" clockwise to match the above said Right of Way Control Line.)