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7/27/2021 11:09:00 AM \$40.00
Book - 11212 Pg - 5373-5375
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO GRANTEE:
Sunrise 118 Convenience, LLC
14034 S. 145 E., Ste. 204
Draper, UT 84020
File Number: 2052239FA-1

CORRECTIVE QUIT CLAIM DEED

NOTE: This Corrective Deed is being recorded to correct the legal description contained in that certain Quit Claim Deed recorded on March 3rd, 2021, as Entry No.: 13585488, of the official records

SUNRISE 3, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby QUIT CLAIMS to

SUNRISE 118 CONVENIENCE, LLC, a Utah limited liability company

GRANTEE

the following tract of land in SALT LAKE COUNTY, STATE of UTAH, to-wit:

See Attached Legal Description

TAX ID: 26-25-201-002


Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 7 day of July, 2021.

[Signature Page to Follow]

GRANTOR:

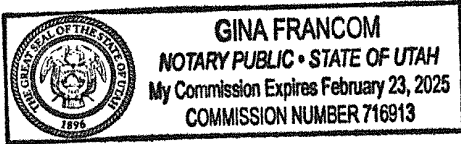
SUNRISE 3, LLC



By: Bryan Flamm
Its: Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 7th day of ~~March~~ ^{July}, 2021, personally before me appeared Bryan Flamm, who proven on the basis of satisfactory evidence is the Manager of SUNRISE 3, LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.




Notary Public
Residing In: Salt Lake
Commission Expires: 2-23-2025

LEGAL DESCRIPTIONS
PREPARED FOR
DAI-MVC COMMERCIAL PROPOSED LOT 101
HERRIMAN CITY, UTAH
(June 17, 2021)
21-0042

BOUNDARY DESCRIPTION

A PARCEL OF LAND, BEING ALL OF PARCEL 26-25-201-004 AND PART OF A PARCEL 26-25-201-003 AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. NUMBERS, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AT A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 11800 SOUTH, SAID CORNER IS S89°39'15"E 1,294.27 FEET ALONG THE SECTION LINE AND S00°20'45"W 36.42 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; RUNNING THENCE S44°17'47"E 18.59 FEET; THENCE S00°20'14"W 221.02 FEET; THENCE WEST 311.06 FEET; THENCE S53°01'33"W 13.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 86.00 FEET (RADIUS BEARS: N28°34'57"E) A DISTANCE OF 36.68 FEET THROUGH A CENTRAL ANGLE OF 24°26'12" CHORD: N49°11'57"W 36.40 FEET; THENCE N36°58'51"W 172.77 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 11800 SOUTH; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,045.89 FEET (RADIUS BEARS: S23°02'27"E) A DISTANCE OF 335.36 FEET THROUGH A CENTRAL ANGLE OF 18°22'18" CHORD: N76°08'41"E 333.92 FEET; THENCE (2) EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 966.54 FEET (RADIUS BEARS: S03°01'20"E) A DISTANCE OF 54.84 FEET THROUGH A CENTRAL ANGLE OF 03°15'03" CHORD: N88°36'11"E 54.83 FEET; THENCE (3) S89°17'47"E 62.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 87,325 SQUARE FEET OR 2.00 ACRES+/-

