

13730568
7/29/2021 2:23:00 PM \$40.00
Book - 11213 Pg - 8803-8805
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
IRA Midvale Enhancement L.L.C., a Utah limited liability company
Midvale Redevelopment LLC, a Utah limited liability company
1174 E Graystone Way, Suite 100
Salt Lake City, UT 84106



File No.: 141675-MLY

WARRANTY DEED

Rock Mountain L.L.C.

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

IRA Midvale Enhancement L.L.C., a Utah limited liability company, as to an undivided 66.66% interest and Midvale Redevelopment LLC, a Utah limited liability company, as to an undivided 33.34% interest, as tenants in common

GRANTEE(S) of Salt Lake City, 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.: 21-26-477-010 (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.

[Signature on following page]

Dated this 23rd day of July, 2021.

Rock Mountain L.L.C.

BY: *Amber Wanlass*
Amber Wanlass
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 23rd day of July, 2021, before me, personally appeared Amber Wanlass, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same on behalf of Rock Mountain L.L.C..

Meggy Ludlow
Notary Public

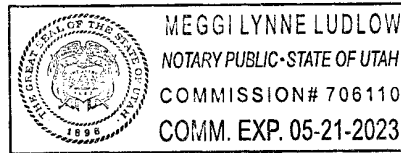


EXHIBIT A
Legal Description

Commencing at a point 414 1/4 feet West of the Northeast corner of the unrecorded Cutler's Subdivision, said subdivision being part of the Southeast Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, (the Northeast Corner of said Subdivision being 1383.6 feet South of Station #2 of Highway #13, according to the survey made by L.P. Elliott, Civil Engineer on June 1, 1904 and supposed to be 33 feet West and 1399.2 feet South of the Northeast Corner of the Southeast quarter of said section); running thence West 125 feet to the East line of a 39 1/4 foot Street; thence South 100 feet; thence East 250 feet; thence North 100 feet; thence West 125 feet to the place of beginning. (the above property is also described as being Lots 1, 2, 15, and 16 of Block 2, Cutler's Subdivision, an unrecorded plat)

ALSO: Beginning at the Northwest Corner of Block 2 of the unrecorded Cutler's Subdivision, said point being South 1383.50 feet and West 576.48 feet from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°14' East 115.00 feet; thence South 89°53' East 150.00 feet; thence South 0°14' West 115.00 feet to the North Line of the said Cutler Subdivision; thence following said North line North 89°53' West 150.00 feet to the point of beginning.

ALSO: Commencing at a point in the center of Depot Street, Midvale, Utah, which point is South 1272.65 feet and West 428 feet from the East Quarter corner of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 115 feet; thence East 115 feet, more or less, to the center of Stagg Street; thence North along the center of Stagg Street 115 feet, more or less, to the center of Depot Street; thence West along the center of Depot Street 115 feet, more or less, to the point of beginning.

LESS AND EXCEPTING from all of the above any portion lying within the bounds of Depot Street and Stagg Street.

ALSO LESS AND EXCEPTING from all of the above any portion lying within the bounds of the following described tract of land, as disclosed by that certain Final Order of Condemnation dated September 19, 1972, and recorded September 19, 1972, as Entry No. 2495229 in Book 3187 at Page 70 in the office of the Salt Lake County Recorder, to-wit:

A parcel of land in fee for a highway known as Project No. 0150, being part of an entire tract of property, in the East half of the Southeast quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which is 539.25 feet West and 100.00 feet South from the Northeast corner of Cutler's unrecorded subdivision, said Northeast corner being 1399.2 feet South and 33 feet West from the East Quarter corner of said Section 26; thence East 86.37 feet along the South boundary line of said entire tract to a point 53.00 feet perpendicularly distant Easterly from the center line of said project at Engineer Station 19+50.71; thence North 5°09'02" East 220.98 feet to the intersection with the North boundary line of said entire tract; thence North 89°53' West 105.59 feet along said North boundary line to the Northwest corner of said entire tract; thence South 221.00 feet, more or less, to the point of beginning.