

# Accommodation Recording

WHEN RECORDED, RETURN TO:

Grantee  
10771 S. Rippling Bay  
South Jordan, UT 84009

ORDER NO. 5-104345

## SPECIAL WARRANTY DEED (CORPORATE FORM)

**Herriman City, a municipal corporation** organized and existing under the laws of the State of Utah, grantor, with its principal office at **5355 W. Herriman Main Street, Herriman**, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to **Herriman 73 Partners, LLC, a Utah limited liability company**, grantee of Herriman, Utah for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Salt Lake County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION

Parcel No.: 26-25-400-050

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

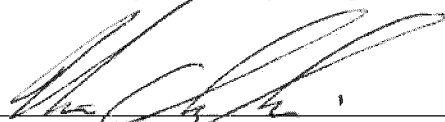
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1 day of December, 2021.

Attest:

Herriman City, a municipal corporation

Secretary

  
By: Nathan Cherneski  
Its: City Manager

  
Jackie Nostrou MMC, City Recorder

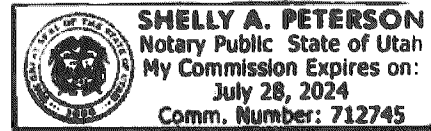


Special Warranty Deed  
Page 2 of 3  
Parcel No. 26-25-400-050

STATE OF Utah )  
County of Salt Lake SS.  
~~Utah~~

The foregoing instrument was acknowledged before me this 1 day of December, 2021  
By Nathan Cherpiski and Jackie Nostrum MMC  
the City Manager and City Recorder of Herriman City, a municipal corporation.

Shelly A. Peterson  
Notary Public  
My Commission Expires: July 28, 2024  
Residing at: Herriman City



Order No. **5-104345**

### LEGAL DESCRIPTION

Commencing North 89°53'36" West 905.03 feet from the East Quarter corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 1060 feet; thence West 411.49 feet; thence North 0°05'37" East 1060 feet; thence East 411.49 feet to the point of beginning.

Less and Excepting that portion conveyed in Warranty Deed recorded January 22, 2010, as Entry No. 10883860, in Book 9798, at Page 7863, being described as follows:

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 Northeast Quarter of the Southeast Quarter of Section 25, Township 3 South, Range 2 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, which corner is 905.03 feet North 89°53'36" West along the section line from the East Quarter corner of said Section 25; and running thence South 419.66 feet along the Easterly boundary line of said entire tract to a point 240.00 feet radially distant Westerly from said control line opposite approximate Engineer Station 1156+65.44; thence Northwesterly 481.31 feet along the arc of a 6,060.00 foot radius curve to the left (Note: Chord to said curve bears North 29°11'10" West for a distance of 481.19 feet) to the Northerly boundary line of said entire tract at a point 240.00 feet radially distant Westerly from said control line opposite approximate Engineer Station 1161+65.81; thence South 89°53'36" East (East by record) 234.65 feet along said Northerly 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.

Also less and excepting any portion of land lying Easterly of the Westerly boundary line of the Mountain View South bound corridor.

Parcel No.: **26-25-400-050**