

When recorded mail to (Tax Mailing Address):

Grantee
222 West 14400 South
Bluffdale, UT 84065
MTC File No. 318562

13920456 B: 11322 P: 21 Total Pages: 3
03/28/2022 03:02 PM By: ndarmiento Fees: \$0.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

WARRANTY DEED

Jeremy & Mary Bitner Family LLC, a Utah limited liability company, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

City of Bluffdale, *a municipal corporation*

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1: [33-04-326-040]

A portion of an entire Tract of Land as described in the Special Warranty Deed recorded 03/02/2020 as Entry No. 13207280 in Book 10904 at Page 3854 and located in the Southwest Quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at the Northeasterly corner of said Tract of Land and also a point on the west right-of-way line of 2700 West Street which is 755.00 feet South 00°22'01" West along the Quarter Section line and 33.00 feet North 89°28'58" West from the Center Quarter corner of said Section 4, and running thence along the boundary of said Tract of Land and said right-of-way line South 0°22'01" West 20.00 feet to the Southeast corner of said Tract of Land; thence along said boundary line North 89°28'59" West 627.00 feet to a point on a 363.50 foot radius non-tangent curve to the right; thence 87.66 feet along the arc of said curve through a central angle of 13°49'04" (chord bears North 63°43'22" West 87.45 feet) to a point of reverse curvature of a 306.50 foot radius curve to the left; thence 119.47 feet along the arc of said curve through a central angle of 22°19'58" (chord bears North 67°58'49" West 118.71 feet) to a point on the westerly boundary line of said Tract of Land; thence along said westerly boundary line North 00°22'01" East 33.48 feet to the northwesterly corner of said Tract of Land; thence along said boundary South 89°28'59" East 86.18 feet to a point on a 363.50 foot radius non-tangent curve to the right; thence 62.37 feet along the arc of said curve through a central angle of 09°49'54" (chord bears South 61°43'47" East 62.30 feet) to a point of reverse curvature of a 306.50 foot radius curve to the left; thence 174.76 feet along the arc of said curve through a central angle of 32°40'08" (chord bears South 73°08'54" East 172.40 feet); thence South 89°28'55" East 14.69 feet to a point of curvature of a 1471.50 foot radius curve to the left; thence 93.03 feet along the arc of said curve through a central angle of 03°37'21" (chord bears North 88°42'22" East 93.02 feet) to a point of reverse curvature of a 1531.50 foot radius curve to the right; thence 51.83 feet along the arc of said curve through a central angle of 01°56'21" (chord bears North 87°51'51" East 51.83 feet) to the easterly boundary line of said Tract of Land; thence along said boundary line the following two

(2) courses: 1) South 00°22'01" West 22.84 feet; 2) South 89°28'58" East 350.00 feet to the POINT OF BEGINNING.

Parcel 2: [33-04-326-039]

A portion of an entire Tract of Land as described in the Special Warranty Deed recorded 03/02/2020 as Entry No. 13207280 in Book 10904 at Page 3854 and located in the Southwest Quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point which is 775.00 feet South 00°22'01" West along the Quarter Section line and 660.00 feet North 89°28 '58" West from the Center Quarter corner of said Section 4, and running thence North 89°28'59" West 189.00 feet; thence North 00°22'01" East 81.52 feet to a point on a 306.50 foot radius non-tangent curve to the right; thence 119.47 feet along the arc of said curve through a central angle of 22°19'56" (chord bears South 67°58'46" East 118.71 feet) to a point of reverse curvature of a 363.50 foot radius curve to the left; thence 87.67 feet along the arc of said curve through a central angle of 13°49'08" (chord bears South 63°43'22" East 87.46 feet) to the POINT OF BEGINNING.

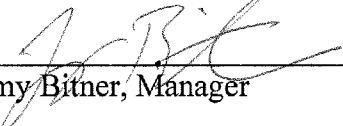
Also, less and excepting therefrom any portion lying within the bounds of 2700 West Street.

Tax Parcel No. 33-04-326-040, 33-04-326-039

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

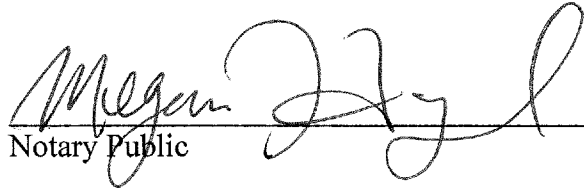
In witness whereof, the grantors have executed this instrument this 25 day of March, 2022.

Jeremy & Mary Bitner Family, LLC, a Utah limited liability company

By:  _____
Jeremy Bitner, Manager

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 25th day of March, 2022, by Jeremy Bitner the Manager of the Jeremy & Mary Bitner Family LLC, a Utah limited liability company.


Notary Public

