

WHEN RECORDED MAIL TO:

Rocky Mountain Power  
Attn: Property Department  
1407 W. North Temple, Suite 110  
Salt Lake City, Utah 84116

13989964 B: 11359 P: 585 Total Pages: 3  
07/26/2022 11:36 AM By: ggasca Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

TAX NOTICE, MAIL TO:

PacifiCorp  
Attn: Property Tax Dept.  
825 NE Multnomah St., Suite 1900  
Portland, OR 97232

144105-CPP  
Tax Parcel No. 26-22-300-007

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, Lark Holdings LLC (“Grantor”), whose address is 527 E Pioneer Rd. Ste 200 Draper, Utah 84020, hereby grants, transfers and conveys against all claiming by, through or under Grantor, but not otherwise, to **Rocky Mountain Power, an unincorporated division of PacifiCorp** (“Grantee”), whose address is 1407 West North Temple, Salt Lake City, Utah 84116, all rights, title and interests in and to the real property located in Salt Lake County, Utah, more fully described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH: all easements, rights, privileges, franchises, appurtenances thereunto belonging or in any way appertaining to the real property, all right, title and interest of Seller in and to any land lying in the bed of any body of water or watercourse, street, road, or path and all strips and gores relating to or adjoining such land, all subsurface rights owned by Grantor including, without limitation, all mineral, gas, oil, and geothermal rights, and together with any and all buildings and other fixtures and appurtenances thereto and improvements thereon.

SUBJECT TO (i) real estate taxes not yet due and payable; (ii) any matter arising by, through or under Grantee; (iii) any matter shown or otherwise reflected on the surveys of the Property previously provided to Grantee or that would be shown by an accurate survey or physical inspection thereof; and (iv) easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

THIS DEED is executed in anticipation of future land use approvals on the subject property, does not confer any land use approvals and has not been approved by any land use authority, including South Jordan City.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15 day of July, 2022

**GRANTOR:**  
Lark Holdings LLC

By: \_\_\_\_\_  
Name: KIRK YOUNG  
Its: MANAGER

STATE OF Utah )  
County of Salt Lake ) ss.

On this 15 day of July, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Kirk Young (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Lark Holdings, LLC (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Handwritten Signature]

(Notary Signature)



NOTARY PUBLIC FOR Utah (state)  
Residing at: West Jordan, UT (city, state)  
My Commission Expires: 12-2-2023 (d/m/y)

**Exhibit A to Deed**

**Property Description**

**Lark Meadows – Rocky Mountain Power Parcel**

**A parcel of land located in the Southwest Quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:**

**Beginning at a point on the Northerly Right-of-Way Line of 11800 South Street, said point being South 89°45'45" East 871.84 feet along the South Section Line of Section 22 and North 00°14'15" East 33.00 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 00°05'50" East 405.00 feet; thence South 89°45'45" East 450.00 feet to the 40-Acre Line, said point also being on the Westerly boundary line of the Daybreak West Village Roadway Dedication Plat; thence South 00°05'50" West 405.00 feet along said 40-Acre Line and said Westerly boundary line to said Northerly Right-of-Way Line of 11800 South Street; thence North 89°45'45" West 450.00 feet along said Northerly Right-of-Way Line to the point of beginning.**

**Tax Id No.: 26-22-300-007**

**Contains 182,251 Square Feet or 4.184 Acres**