

Mail Recorded Deed and Tax Notice To:
TETS LLC, a Utah limited liability company
9800 S Monroe St, Suite 808
Sandy, UT 84070

14054776 B: 11391 P: 9928 Total Pages: 7
12/20/2022 10:48 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY INC
1996 E 6400 S STE 120MURRAY, UT 841212162



SPECIAL WARRANTY DEED (Consolidation)

TETS LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

TETS LLC, a Utah limited liability company

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.: 27-25-302-002, 27-26-476-007, 27-25-302-001, 27-25-302-011 and 27-25-302-003 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

NOTE: This deed is given for the purpose of consolidating all parcels referenced herein under one Salt Lake County tax parcel number.

[Signature on following page]

Dated this 21 day of Nov, 2022.

TETS LLC, a Utah limited liability company

BY: Tyler Godfrey
Name: TYLER GODFREY
Title: MEMBER

STATE OF UTAH

COUNTY OF SALT LAKE

On 21st day of Nov, 2022, before me, personally appeared Tyler Godfrey,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document,
and acknowledged before me that he/she/they executed the same on behalf of TETS LLC, a Utah limited
liability company.

Sarah Nielsen
Notary Public

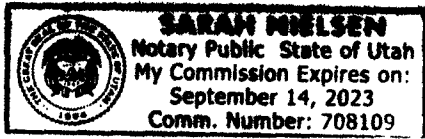


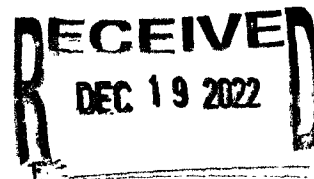
EXHIBIT A
Legal Description

An entire tract being five (5) parcels of land described in the following four (4) documents: 2) Warranty Deed recorded February 5, 1987 as Entry No. 4397318 in Book 5874, at Page 2023; 2) Special Warranty Deed recorded April 22, 2015 as Entry No. 12035604 in Book 10317, at Page 1184; 3) Warranty Deed recorded September 2, 2021 as Entry No. 13763626 in Book 11233, at Page 3937; 4) Quit Claim Deed recorded December 15, 1993 as Entry No. 5685152 in Book 6827, at Page 1878 in the Office of the Salt Lake County Recorder. Said entire tract is located in the Southeast Quarter of Section 26, and the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing nail and washer on the southerly right-of-way line of 12300 South Street shown on that Record of Survey Map filed as S2008-03-0314 in the Office of the Salt Lake County Surveyor, which is 1523.91 feet N. 00°05'11" E. along the Section line and 7.66 feet S. 89°59'20" E. to an existing Street Monument and 328.97 feet S. 89°59'20" E. along the old monument line of 12300 South Street and 33.08 feet S. 01°55'16" W. from a Witness Corner to the Southwest Corner of said Section 25, said Witness Corner being 77.52 feet N. 00°05'11" W. from the Southwest Corner of said Section 25; thence S. 01°55'16" W. (R=South) 337.88 feet to the northerly boundary line of that parcel of land described as "Parcel 2" in that Special Warranty Deed recorded August 2, 2000 as Entry No. 7690571 in Book 8378, at Page 8793 in the Office of said Recorder and shown on that Survey for Galena Hills Park filed as S2010-09-0358 in the Office of said Surveyor; thence along said parcel of land and survey the following three (3) courses: 1) S. 89°59'01" W. (R=South 89 degrees 50'32" West) 228.79 feet; 2) S. 00°00'49" W. 51.54 feet to a rebar and cap stamped "Flint"; 3) N. 89°37'58" W. 45.46 feet; thence N. 59°11'00" W. 116.22 feet; thence N. 40°27'00" W. 396.20 feet to a southerly right-of-way line of 12300 South Street described as Project No. SP-0071(21)1 in those Utah Department of Transportation Right-of-Way plans, at Sheet No. TEMP 7 and further described as "SR-71, Bangerter Hwy. to 700 E. St. DRAPER & RIVERTON" on said Record of Survey map filed as S2005-08-0491 in the Office of the Salt Lake County Surveyor; thence along said southerly right-of-way line of 12300 South Street the following four (4) courses: 1) S. 89°59'24" E. 271.01 feet; 2) N. 00°05'11" W. 26.66 feet to a point of non-tangency with a 7947.00 – foot radius curve to the right, concave southerly (Radius point bears S. 02°01'29" E.); 3) Easterly 43.74 feet along the arc of said curve and right of way line, through a central angle of 00°18'55" (Chord bears N. 88°07'59" E. 43.74 feet); 4) S. 89°59'21" E. (UDOT Record = S 89°43'58" E.) 327.75 feet to the Point of Beginning.

WHEN RECORDED MAIL TO:

DRAPER CITY
Attn: Community Development Department
1020 East Pioneer Road
Draper, Utah 84020



NOTICE OF PARCEL CONSOLIDATION

Affects Parcels: 27-25-302-002, 27-26-476-007, 27-25-302-011, 27-25-302-001, and 27-25-302-003

NOTICE IS HEREBY GIVEN that approval has been granted by Draper City for parcel consolidation between the following described properties. This is in reference to application #SUBD-164-2022 submitted for review to Draper City in accordance with the applicable provisions of State Code and Draper City Municipal Code Subsection 17-9-060(C)(3). This notice shall be recorded at the office of the County Recorder together with all quitclaim deeds or boundary line agreements necessary to complete the property consolidation as described in the revised descriptions below within thirty (30) days from the date of this approval, or this approval shall be null and void.

Original Descriptions:

Parcel: 27-25-302-002

Commencing at a point in the center of a County Road 16.57 chains East along the center line of said road from its intersection with the center of the Galena Canal, said point of beginning also described as being 1804.6 feet West and North 1°51' West 24.24 chains, more or less, to the center of said road; and West along the center of said road 648.38 feet from the Southeast corner of the Southwest quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 227 feet; thence East 55 feet; thence North 227 feet; thence West 55 feet to the point of commencement.

Parcel: 27-26-476-007

Beginning at a point which is North 00°05'11" West along the section line 1179.60 feet and South 89°38'00" East 49.33 feet from the Southwest corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 59°11'00" West 116.25 feet; thence North 40°27'00" West 395.97 feet to the South line of 12300 South Street; thence South 89°59'11" East along said South line 281.50 feet; thence North 00°05'11" West 60.00 feet to the center line of said street; thence South 89°59'11" East along said centerline 124.83 feet; thence South 00°00'49" West 421.10 feet; thence North 89°38'00" West 49.40 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the Easterly 105 feet.

Parcel: 27-25-302-011

THE EAST 105 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT WHICH IS NORTH 0°05'11" WEST ALONG THE SECTION LINE 1179.60 FEET AND SOUTH 89°38' EAST 49.33 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°11' WEST 116.25 FEET; THENCE NORTH 40°27' WEST 395.97 FEET TO THE SOUTH LINE OF 12300 SOUTH STREET; THENCE SOUTH 89°59'11" EAST ALONG SAID SOUTH LINE 281.50 FEET; THENCE NORTH 0°05'11" WEST 60.00 FEET TO THE CENTER LINE OF SAID STREET; THENCE SOUTH 89°59'11" EAST ALONG SAID CENTERLINE 124.83 FEET; THENCE SOUTH 0°00'49" WEST 421.10 FEET; THENCE NORTH 89°38' WEST 49.40 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 12300 SOUTH STREET. ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 7, 2002, ENTRY NO. 8225156, IN BOOK 8595, AT PAGE 3928 OF OFFICIAL RECORDS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1600.09 FEET NORTH 0°05'11" WEST ALONG THE SECTION LINE AND 36.00 FEET SOUTH 89°59'11" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 25; AND RUNNING THENCE SOUTH 89°59'11" EAST 63.47 FEET ALONG THE NORTHERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 0°00'49" WEST 33.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 62.21 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 12300 SOUTH STREET, OPPOSITE ENGINEERS STATION 216+31.83; THENCE NORTH 89°59'11" WEST 63.41 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°05'11" WEST 33.00 FEET ALONG SAID WESTERLY BOUNDARY 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. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°15'20" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

Parcel: 27-25-302-001

COMMENCING AT A POINT IN THE CENTER OF A COUNTY ROAD, 16.57 CHAINS EAST ALONG THE CENTER LINE OF SAID ROAD FROM THE INTERSECTION OF SAID ROAD WITH THE CENTER OF THE GALENA CANAL, SAID POINT BEING 1804.6 FEET WEST AND NORTH 1°51' WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, 24.25 CHAINS, MORE OR LESS, TO THE CENTER OF SAID ROAD AND RUNNING THENCE WEST ALONG THE CENTER OF SAID ROAD 10.68 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH ALONG THE LINE OF SAID LAND CONVEYED TO JOSEPH H. FRANCOM BY DEED DATED JANUARY 12, 1923 AND RECORDED JANUARY 26, 1923 IN BOOK 11-L OF DEEDS, AT PAGE 235 OF THE RECORDS OF THE RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, 5.62 CHAINS; THENCE EAST ALONG THE LINE OF THE LAND SO CONVEYED TO THE SAID FRANCOM, 111 FEET; THENCE NORTH 143.92 FEET; THENCE WEST 55 FEET; THENCE NORTH 227 FEET TO THE CENTER OF SAID COUNTY ROAD; THENCE WEST 56 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THE NORTHERLY 33 FEET AS MORE FULLY DESCRIBED IN THAT CERTAIN WARRANTY DEED BY AND BETWEEN, HOMESIDE LENDING INC. AND THE UTAH

DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 13, 2002, AS ENTRY NO. 8352820 IN BOOK 8648 AT PAGE 513 OF OFFICIAL RECORDS.

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF WIDENING 12300 SOUTH STREET, KNOWN AS PROJECT NO. 0071, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE W½SW¼ OF SECTION 25, T.3 S., R.1 W., SLB&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1804.60 FEET WEST AND 1597.67 FEET (RECORD: 1600.50 FEET) N. 1°51'00" W. AND 683.78 FEET (RECORD: 704.88 FEET, MORE OR LESS) WEST FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; AND RUNNING THENCE SOUTH 33.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, TO A POINT 62.21 FEET RADIALLY DISTANT SOUTHERLY FROM THE CENTERLINE OF SAID 12300 SOUTH STREET, OPPOSITE ENGINEERS STATION 216+31.83; THENCE EAST 56.00 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 33.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE WEST 56.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT 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. (NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°16'02" CLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

Parcel: 27-25-302-003

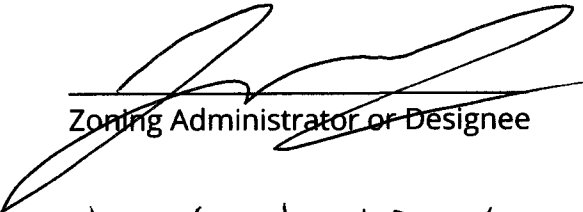
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Revised Description:

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Corner to the Southwest Corner of said Section 25, said Witness Corner being 77.52 feet N. 00°05'11" W. from the Southwest Corner of said Section 25; thence S. 01°55'16" W. (R=South) 337.88 feet to the northerly boundary line of that parcel of land described as "Parcel 2" in that Special Warranty Deed recorded August 2, 2000 as Entry No. 7690571 in Book 8378, at Page 8793 in the Office of said Recorder and shown on that Survey for Galena Hills Park filed as S2010-09-0358 in the Office of said Surveyor; thence along said parcel of land and survey the following three (3) courses: 1) S. 89°59'01" W. (R=South 89 degrees 50'32" West) 228.79 feet; 2) S. 00°00'49" W. 51.54 feet to a rebar and cap stamped "Flint"; 3) N. 89°37'58" W. 45.46 feet; thence N. 59°11'00" W. 116.22 feet; thence N. 40°27'00" W. 396.20 feet to a southerly right-of-way line of 12300 South Street described as Project No. SP-0071(21)1 in those Utah Department of Transportation Right-of-Way plans, at Sheet No. TEMP 7 and further described as "SR-71, Bangerter Hwy. to 700 E. St. DRAPER & RIVERTON" on said Record of Survey map filed as S2005-08-0491 in the Office of the Salt Lake County Surveyor; thence along said southerly right-of-way line of 12300 South Street the following four (4) courses: 1) S. 89°59'24" E. 271.01 feet; 2) N. 00°05'11" W. 26.66 feet to a point of non-tangency with a 7947.00 - foot radius curve to the right, concave southerly (Radius point bears S. 02°01'29" E.); 3) Easterly 43.74 feet along the arc of said curve and right of way line, through a central angle of 00°18'55" (Chord bears N. 88°07'59" E. 43.74 feet); 4) S. 89°59'21" E. (UDOT Record = S 89°43'58" E.) 327.75 feet to the Point of Beginning.

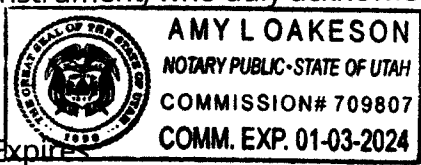

 Zoning Administrator or Designee
Jennifer Jastrensky
 Printed Name

Date: 12/13/22

ACKNOWLEDGEMENT

STATE OF Utah)
)
 COUNTY OF Salt Lake) :ss.

On the 13th day of December, 2022, personally appeared before me Jennifer Jastrensky, who being duly sworn, did say that (s)he is the signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.



Amy Loakeson
 Notary Public
 Residing at:

My Commission Expires 01/03/2024

Salt Lake County