

RECORDED AT THE REQUEST OF,
AND WHEN RECORDED, MAIL TO:

Mathews Steel, LLC
1236 S. Highway 66
Morgan, UT 84050

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02/01/2023 03:09 PM By: CSelman 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

(space above for Recorder's use only)

APN: 16-30-379-044-0000

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ARDEN LIMITED PARTNERSHIP**, a California limited partnership, whose address is 1236 South Highway 66, Morgan, Utah 84050 ("**Grantor**"), hereby CONVEYS AND WARRANTS to **MATHEWS STEEL, LLC**, a Utah limited liability company, whose address is 1236 South Highway 66, Morgan, Utah 84050 ("**Grantee**"), all of the Grantor's right, title, and interest in and to the lands situated in Salt Lake County, Utah, which are more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference ("**Property**").

SUBJECT TO general property taxes for the years subsequent to the year 2022, and all easements, rights-of-way, utility lines, encumbrances, restrictions, and all other matters of record and/or enforceable at law (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming by, through, or under Grantor, but not otherwise.

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

IN WITNESS WHEREOF, Grantor has caused its name to be hereunder subscribed as of
FEBRUARY 1, 2023.

ARDEN LIMITED PARTNERSHIP,
a California limited partnership

By: 

Name: JEFF MATHEWS

Its: OWNER/MANAGER

“GRANTOR”

Acknowledgment

State of Utah)

§

County of DAVIS


On this 1 day of FEB, in the year 2023, before me, DAVID J WRIGHT a notary
date month year notary public name

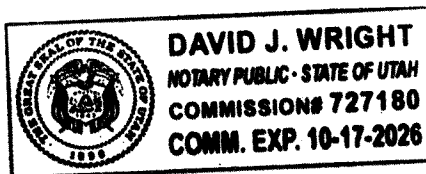
public, personally appeared JEFF MATTHEWS, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.


(notary signature)



(seal)

**Exhibit A to Special Warranty Deed
Legal Description of the Property**

Real property located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point which is South 00°18'16" West, along the west right-of-way line of 300 East Street, 419.10 feet and North 89°41'44" West, 150.00 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 183.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, 59.94 feet; thence North 89°41'44" West, 105.00 feet to a point on the east boundary line of Hidden Oaks VI, Recorded Number 5974937; thence North 00°18'16" East, along said east boundary line, 59.94 feet to a point on the south boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said south boundary line, 105.00 feet to the point of beginning.

Subject to and together with Right-of-way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the west right-of-way line of 300 East Street; said point being South 00°18'16" West, along said west right-of-way line, 419.10 feet from the Northeast Corner of Lot 11, Block 17, 10-Acre Plat "A", Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West, 33.00 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said west right-of-way line, 10.00 feet; thence North 89°41'44" West, 150.00 feet, thence North 00°18'16" East, 10.00 feet to a point on the south boundary line of Hidden Grove Condominiums, Recorded Number 6592535; thence South 89°41'44" East, along said south boundary line and projection thereof, 150.00 feet to the point of beginning.

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3426 South 300 East, South Salt Lake City, Utah

Containing approximately 0.14 acres.