

Mail Recorded Deed & Tax Notice To:
Renfro Sports Park, LLC, a Utah limited liability company and
Lawson Sports Park, LLC, a Utah limited liability company
5288 S Commerce Dr, Ste B-150
Murray, UT 84107

14081962 B: 11406 P: 2783 Total Pages: 3
03/14/2023 02:10 PM By: kkennington 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



**COTTONWOOD
TITLE**

File No.: 160160-CAS

SPECIAL WARRANTY DEED

Sports Park Plaza, 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

**Renfro Sports Park, LLC, a Utah limited liability company, as to an undivided 54.50% interest and
Lawson Sports Park, LLC, a Utah limited liability company, as to an undivided 45.50% interest**

GRANTEE(S) of Murray, 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

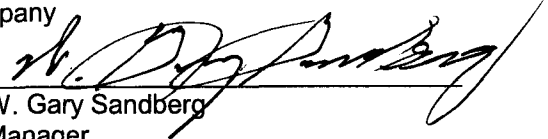
TAX ID NO.: 22-08-380-054 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10th day of March, 2023.

Sports Park Plaza, LLC, a Utah limited liability company

BY: 
W. Gary Sandberg
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of March, 2023, before me, personally appeared W. Gary Sandberg, 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 Sports Park Plaza, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 630.09 feet and South 88°53'00" East 375.00 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 88°53'00" East 169.51 feet; thence South 89°19'10" East 100.249 feet; thence South 403.154 feet; thence South 89°55'30" West 202.10 feet; thence North 0°04'30" West 140.00 feet; thence North 62°51'32" West 39.36 feet; thence South 89°55'30" West 32.08 feet; thence North 0°04'30" West 250.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion of the above described property lying within 960 East Street, as shown on the dedication plat for 960 East Street recorded October 9, 1996, as Entry No. 6477001, in Book 96-10P of Plats, at Page 333, Salt Lake County Recorder's Office.

PARCEL 1A:

A right of way for ingress and egress over the following described property:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 422.29 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°55'30" East 374.92 feet; thence South 0°04'30" East 50.00 feet; thence South 89°55'30" West 374.92 feet; thence North 0°04'30" West 50.00 feet to the point of beginning.

ALSO:

Beginning at a point which is South 89°47'43" West 834.09 feet and North 0°04'30" West 422.29 feet from the South Quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°55'30" West 20.00 feet; thence South 0°04'30" East 50.00 feet; thence North 89°55'30" East 20.00 feet; thence North 0°04'30" West 50.00 feet to the point of beginning.