

3-NF

14083960 B: 11407 P: 3285 Total Pages: 3
03/20/2023 12:45 PM By: salvorado Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HERRIMAN
5355 W HERRIMAN MAIN ST HERRIMAN, UT 84096



WHEN RECORDED, RETURN TO:

Herriman City
Attn: City Manager
5355 West Herriman Main Street
Herriman, UT 84096

Affecting Parcel No. 26-26-452-019

SPECIAL WARRANTY DEED
5860 W. Herriman Blvd., Herriman

Local Building Authority of the Unified Fire Service Area, a Utah non-profit corporation formerly known as Salt Lake Valley Fire Service Area Building Authority, of 3380 South 900 West, Salt Lake City, Utah 84119 ("Grantor"), hereby conveys and warrants only as against all claiming by, through or under Grantor, but not otherwise, to Herriman City, a Utah municipality, of 5355 West Herriman Main Street, Herriman, UT 84096 ("Grantee"), for the sum of Ten and 00/100 dollars (\$10.00), and other good and valuable consideration, the real property located in Salt Lake County, Utah and more particularly described in Exhibit "A" hereto (the "Property").

Conveyance of Title in this Special Warranty Deed is subject to the following right of Reverter: In the event that Grantee desires to use the Property for non-fire service use, Grantor must replace the Property with real property of equivalent value and functionality, or else the Property will revert to the Grantor, and Grantee shall loose and forfeit all of its right, title, and interest in and to the whole parcel of the Property and to improvements and fixtures on it. This right of reverter shall automatically expire at such time as the Grantee's 2016A Bonds are completely paid (estimated 2035).

This conveyance is made subject to the easements, encumbrances, covenants, conditions, restrictions, rights, rights of way, and reservations appearing of public record in the office of the County Recorder or enforceable in law or equity and taxes owing and thereafter.

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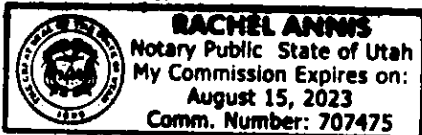
Witness the hand of said Grantor this 9th day of January, 2023.

**LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE
SERVICE AREA, A UTAH NON-PROFIT CORPORATION
FORMERLY KNOWN AS SALT LAKE VALLEY FIRE SERVICE
AREA BUILDING AUTHORITY,**

By: *Rachel S. Anderson*
Rachel S. Anderson, District Administrator

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 9th day of January, 2023, before me, the undersigned, a Notary Public in and for the state of Utah, personally appeared Rachel S. Anderson, known to me or proved on the basis of satisfactory evidence to be the persons whose name is subscribed to the foregoing instrument, who duly acknowledged to me that she executed the same.



Rachel Annis
Notary Public

EXHIBIT A

Lot 1, Herriman Parkway Subdivision

The following is shown for information purposes only: Tax ID No. 26-26-452-019

4827-4166-4472, v. 1