

14339639 B: 11546 P: 5365 Total Pages: 4
01/24/2025 04:33 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO

Snell & Wilmer L.L.P.
Attn: Michael Hutchings
15 West South Temple Street, Suite 1200
Salt Lake City, UT 84101

MAIL TAX NOTICE TO

Sandy City
10000 Centennial Parkway
Sandy, UT 84070

183 758-KCN

Parcel ID No(s). 27-01-476-031

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

SANDY PARKING PROPERTIES LLC, a Utah limited liability company, with an address of 34 East 51st Street 17th Floor, New York, NY 10022 ("Grantor"), hereby conveys and warrants against all who claim by, through or under Grantor to SANDY CITY, a political subdivision of the State of Utah, with an address of 10000 Centennial Parkway, Sandy, Utah 84070 ("Grantee"), for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the following described tract of land in Salt County, State of Utah, to wit:

See Attached Exhibit A.

SUBJECT to all easements, covenants, restrictions, declarations, rights-of-way, and all other matters of record or such other matters that are discoverable from a survey of the property.

[SIGNATURE(S) ON FOLLOWING PAGE]

Witness the hand of said Grantor, this 24 day of January, 2025.

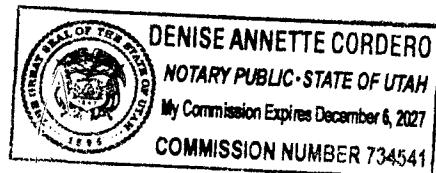
GRANTOR:

SANDY PARKING PROPERTIES LLC,
a Utah limited liability company

By: John Kimball
Name: John Kimball
Its: PRESIDENT

STATE OF Utah)
COUNTY OF Salt Lake) ss:

The foregoing instrument was acknowledged before me this 24 day of January, 2025, by
John Kimball as President of Sandy Parking Properties LLC, a Utah limited
liability company.



Signature Page to Special Warranty Deed

Witness the hand of said Grantor, this ____ day of January, 2025.

GRANTOR:

SANDY PARKING PROPERTIES LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of January, 2025, by
____ as _____ of Sandy Parking Properties LLC, a Utah limited
liability company.

Acceptance of Deed by Sandy City,
a political subdivision of the State of Utah

BY: Monica Zoltanski
Monica Zoltanski
Mayor

ATTEST:

Wendy Downs
City Recorder



Signature Page to Special Warranty Deed

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning South 89°55'33" West 359.91 feet and North 0°43'03" West 33 feet and North 89°50'35" East 90.77 feet and North 0°05'05" West 26.97 feet and North 88°11'44" West 930.5 feet from the Southeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Meridian, thence North 0°43'03" West 450 feet, thence South 89°55'33" West 149 feet; thence South 0°43'03" East 450 feet; thence North 89°55'33" East 149 feet to beginning.

Less and excepting a parcel of land located in the Southeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as beginning at a point which is North 89°55'33" East 1046.96 feet and North 33.00 feet from a found brass cap monument at the intersection of 9400 South Street and Monroe Street, said point of beginning also being North 86°26'04" East 1457.28 feet from the South one quarter corner of said Section 1, and running thence South 89°55'33" West 149.01 feet; thence North 00°43'03" West 7.00 feet; thence North 89°55'33" East 149.01 feet; thence South 00°43'03" East 7.00 feet to the point of beginning.

(For Reference Purposes Only)

Salt Lake County Tax Parcel ID No.: 27-01-476-031