

14339642 B: 11546 P: 5373 Total Pages: 4
01/24/2025 04:43 PM By: EMehanovic 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

Sandy City
Attn: City Recorder
10000 Centennial Parkway
Sandy UT 84070

Parcel ID No(s). 27-01-476-037-2000, 27-476-037-2001 and 27-01-476-037-6001

183766-KCN

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

The REDEVELOPMENT AGENCY OF SANDY CITY, a political subdivision of the State of Utah, with an address of 10000 Centennial Parkway, Sandy, Utah 84070 ("**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 good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 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 23 day of January, 2025.

GRANTOR:

REDEVELOPMENT AGENCY OF SANDY CITY
a political subdivision of the State of Utah

By: Monica Zoltanski
Name: Monica Zoltanski
Its: Executive Director

ATTEST:

Wesley D.
Secretary



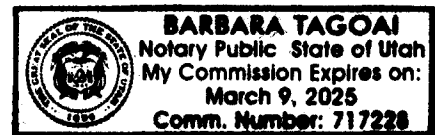
STATE OF Utah)

ss:

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 23rd day of January, 2025, by Monica Zoltanski as Executive Director of the Redevelopment Agency of Sandy City.

Barbara Tagoi
Notary



717228

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

GRANTOR:

REDEVELOPMENT AGENCY OF SANDY CITY
a political subdivision of the State of Utah

By: _____

Name: Monica Zoltanski

Its: Executive Director

ATTEST:

Wendy Downs
Secretary



STATE OF Utah)

SS:

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 24 day of January, 2025, by Monica Zoltanski as Executive Director of the Redevelopment Agency of Sandy City.

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

BY: _____

Monica Zoltanski

Mayor



ATTEST:

Wendy Downs
Wendy Downs
City Recorder

**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:

A parcel of land in fee for the construction of New Monroe Street known as Project Monroe Phase VI, being part of entire tract of property, situate in Lot 4, Real Salt Lake Subdivision, according to the official plat thereof, recorded September 6, 2007, as Entry No. 10214892, in Book 2007P, on Page 359, in the office of the Salt Lake County Recorder, in the NE1/4 SE1/4 of Section 1, T.3S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the southern westerly corner of said Lot 4, and running thence North 266.97 feet to the northern westerly corner of said Lot 4, said corner also lying in the existing southeasterly right of way line of the Jordan and Salt Lake Canal; thence along said existing southeasterly right of way line and the northwesterly Lot line the following two (2) courses: (1) N.34°09'31"E. 17.91 feet, to a point approximately 21.35 feet perpendicularly distant easterly from the Monroe Phase VI Right of Way Control Line opposite approximate engineer station 8+91.49; thence (2) N.37°26'58"E. 42.65 feet, to a point 45.50 feet perpendicularly distant easterly from said Control Line opposite approximate engineer station 9+26.64; thence S.02°57'55"W. 185.95 feet to the beginning of a 464.50-foot radius curve to the left; thence Southerly 130.85 feet along the arc of said curve through a delta of 16°08'24" (Note: Chord to said curve bears S.05°06'17"E. for a distance of 130.42 feet to a southerly Lot line; thence along said southerly Lot line S.89°55'33"W. 37.97 feet to the point of beginning. The above described parcel of land contains 8,715 square feet in area or 0.200 acre, more or less.

(Note: Rotate all bearings in the above description 00°14'24" clockwise to obtain project bearings.)

(For Reference Purposes Only)

Salt Lake County Tax Parcel ID No.: 27-0147-60372