

190547-CPI

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

SOJO118, LLC  
527 E. Pioneer Road, Suite 200  
Draper, Utah 84020

14393370 B: 11576 P: 5268 Total Pages: 3  
06/05/2025 08:12 AM By: mpalmer 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

Tax Parcel/Serial Nos. 26-21-200-001, 26-21-400-001, 26-22-300-001,  
26-22-300-006

### **SPECIAL WARRANTY DEED**

For the sum of, Ten and No/100 Dollars (\$10.00), SOUTH VALLEY WATER RECLAMATION FACILITY, a Utah interlocal government entity ("Grantor"), whose address is 7495 South 1300 West, West Jordan, Utah 84084, hereby conveys and warrants against all persons and entities claiming by, through, or under it to SOJO 118, LLC, a Utah limited liability company, Grantee, whose address is 527 E. Pioneer Road, Suite 200, Draper, Utah 84020, the following described real property which is located in Salt Lake County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto and incorporated herein (the "Property"),

TOGETHER WITH all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property

[SIGNATURE PAGE FOLLOWS]

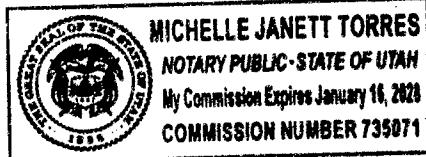
Dated as of the 13 day of May, 2025.

SOUTH VALLEY WATER  
RECLAMATION FACILITY,  
a Utah interlocal government entity

By: Glen Kennedy  
Name: Glen Kennedy  
Title: Chairman of the Board

STATE OF UTAH )  
 ) ss.  
County of Salt Lake )

On the 13 day of May, 2025, before me Michelle Janett Torres, a notary public, personally appeared Glen Kennedy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as the Board chairman of SOUTH VALLEY WATER RECLAMATION FACILITY, a Utah interlocal government entity.



Notary Public  
Exp. 1/16/28  
# 735071

## EXHIBIT A PROPERTY DESCRIPTION

A parcel of land situate in the East half of Section 21 and in the Southwest quarter of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the West quarter corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running thence South  $89^{\circ}44'03''$  East 460.16 feet along the quarter section line; thence South  $00^{\circ}05'50''$  West 496.09 feet; thence South  $89^{\circ}44'22''$  East 860.00 feet; thence South  $00^{\circ}05'50''$  West 1,711.39 feet; thence North  $89^{\circ}45'45''$  West 450.00 feet; thence South  $00^{\circ}05'50''$  West 405.00 feet to the Northerly right-of-way line of 11800 South Street; thence North  $89^{\circ}45'45''$  West 1,413.85 feet along said Northerly right-of-way line; thence North  $00^{\circ}14'15''$  East 10.00 feet; thence South  $89^{\circ}45'45''$  East 412.93 feet; thence North  $00^{\circ}08'04''$  East 203.17 feet; thence North  $02^{\circ}52'12''$  East 485.23 feet; thence Northwesterly 883.66 feet along the arc of a 7,145.00 foot radius curve to the left (center bears North  $88^{\circ}59'11''$  West and the chord bears North  $02^{\circ}31'46''$  West 883.10 feet with a central angle of  $07^{\circ}05'10''$ ); thence Northwesterly 796.78 feet along the arc of a 7,355.00 foot radius curve to the right (center bears North  $83^{\circ}55'39''$  East and the chord bears North  $02^{\circ}58'08''$  West 796.39 feet with a central angle of  $06^{\circ}12'25''$ ); thence North  $00^{\circ}08'04''$  East 273.39 feet; thence North  $05^{\circ}36'17''$  West 100.00 feet; thence North  $00^{\circ}07'36''$  East 356.41 feet; thence West 534.45 feet to a point on the Easterly right-of-way line of the abandoned "Lark Branch" Railroad; thence North  $20^{\circ}42'12''$  East 2,089.81 feet along said Easterly right-of-way line to the section line; thence South  $00^{\circ}07'36''$  West 2,447.03 feet along said section line to the point of beginning.

Tax Id No.: 26-21-200-001, 26-21-400-001, 26-22-300-001 and 26-22-300-006