



ENT 1488:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 09 3:53 pm FEE 40.00 BY CS
RECORDED FOR SARATOGA 262 PARTNERS LL

After Recording Return To

Saratoga 262 Partners LLC
1982 West Pleasant Grove Blvd., Ste. J
Pleasant Grove, UT 84062

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF UTAH

UTAH COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) in hand paid to Saratoga 262 Partners LLC, a Utah limited liability company, located at 1982 West Pleasant Grove Blvd., Ste. J, Pleasant Grove, UT, County of Salt Lake, State of Utah (hereinafter known as the "Grantor(s)") hereby quitclaims to Saratoga 262 Partners, LLC, a Utah limited liability company, 1982 West Pleasant Grove Blvd., Ste. J, Pleasant Grove, UT, County of Salt Lake, State of Utah (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Salt Lake County, Utah, described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST ALONG SAID NORTH LINE AND 1707.05 FEET SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE EAST, 873.29 TO THE BEGINNING OF A 3,425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°24'13" AN ARC DISTANCE OF 203.46 FEET (CHORD BEARS SOUTH 35°30'41" EAST; 203.43 FEET); THENCE SOUTH 53°18'55" WEST, 130.51 FEET TO THE BEGINNING OF A 3,773.23 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°10'47" AN ARC DISTANCE OF 77.70 FEET (CHORD BEARS SOUTH 37°49'12" EAST, 77.69 FEET); THENCE SOUTH

51°33'15" WEST, 59.05 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°57'17" AN ARC DISTANCE OF 18.42 FEET (CHORD BEARS NORTH 82°57'55" WEST, 16.67 FEET); THENCE SOUTH 52°48'30" WEST, 93.47 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'12" AN ARC DISTANCE OF 120.30 FEET (CHORD BEARS SOUTH 70°46'07" WEST, 118.06 FEET); THENCE WEST, 509.72 FEET TO THE BEGINNING OF A 12.00 FOOT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 18.85 FEET (CHORD BEARS SOUTH 45°00'00" WEST, 16.97 FEET); THENCE SOUTH , 238.71 FEET; THENCE WEST, 249.11 FEET; THENCE NORTH, 248.44 FEET; THENCE EAST, 190.11 FEET; THENCE NORTH, 95.81 FEET; THENCE WEST, 105.00 FEET; THENCE NORTH, 341.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 443,918 SQ. FT OR 10.191 ACRES, MORE OR LESS.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

(Signature page to follow)

GRANTOR Saratoga 262 Partners LLC

[Handwritten signature of Larry Myler]

By Larry Myler, Manager

STATE OF UTAH)

COUNTY OF UTAH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Myler, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date indicated.

Given under my hand this 9th day of January, 2023.



[Handwritten signature of Heather McDougald]

Notary Public

My Commission Expires: 05-24-2025