

ENT 31473 : 2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Apr 04 10:23 AM FEE 15.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:
School and Institutional Trust Lands Administration
675 East 500 South, Suite 500
Salt Lake City, UT 84102



File No.: 100744-RCP

WARRANTY DEED

Edge Land 14, LLC

GRANTOR(S) of Orem, State of Utah, hereby Conveys and Warrants to
School and Institutional Trust Lands Administration

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 58-041-0159 and 58-041-0202 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 23rd day of March, 2018.

Edge Land 14, LLC

BY: 
Steven Maddox
Manager

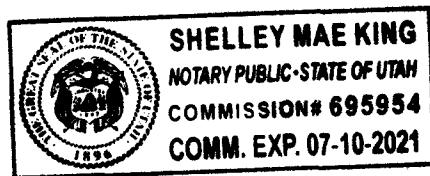
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STATE OF UTAH

COUNTY OF UTAH

On the 30 day of March, 2018 , personally appeared before me Steven Maddox, who acknowledged himself/herself to be the Manager of Edge Land 14, LLC, a limited liability company, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Shelley King
Notary Public



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EXHIBIT A**PARCEL 1:**

Commencing North 1.31 feet and West 301.64 feet from the Southeast corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°45'03" West 300.09 feet; thence North 17°35'41" East 48.39 feet; thence South 79°19'37" East 116.81 feet; thence South 79°55'17" East 56.01 feet; thence South 82°06'32" East 116.64 feet to the beginning.

PARCEL 2:

Commencing North 3.7 feet and West 850.75 feet from the Southeast corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°45'03" West 607.87 feet; thence North 06°55'45" West 597.24 feet; thence North 62°56'44" West 340.23 feet; thence North 84°31'29" West 82.28 feet; thence North 06°03'43" East 116.14 feet; thence North 03°00'38" West 82.13 feet; thence North 00°46'42" West 100.46 feet; thence South 89°48'45" East 118.86 feet; thence South 01°16'52" East 48.02 feet; thence South 87°14'38" East 120.26 feet; thence North 01°15'58" West 162.99 feet; thence North 89°32'20" East 56.02 feet; thence South 01°16'49" East 15.31 feet; thence South 89°48'45" East 130.04 feet; thence South 89°48'45" East 132.49 feet; thence South 77°25'32" East 79.88 feet; thence North 88°43'12" East 66 feet; thence South 01°16'48" East 323.36 feet; thence South 32°59'29" West 85.1 feet; thence South 44°33'49" East 198.68 feet; thence South 51°03'57" East 110.14 feet; thence North 41°11'03" East 45.06 feet; thence South 49°38'43" East 56 feet; thence South 49°48'20" East 149.32 feet; thence South 31°01'40" West 55.45 feet; thence South 25°12'51" West 96.7 feet along a curve to the left (chord bears: South 67°44'51" East 40.81 feet, radius = 672 feet) arc length = 40.82 feet; thence South 21°42'41" West 56.02 feet; thence South 21°42'41" West 122.51 feet; thence South 21°42'41" West 85.32 feet; thence South 73°55'18" East 120.91 feet to beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of West Valley View Drive and South Mountain View Drive.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within the Benches Plat 9 in its entirety.