

AFTER RECORDING,  
PLEASE RETURN TO:

AFP WEST, LLC  
3963 E. Alpine Valley Dr.  
Sandy, Utah 84093

ENT 44189:2018 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2018 May 11 12:46 PM FEE 13.00 BY VP  
RECORDED FOR Stewart Title Insurance Agency of Utah  
ELECTRONICALLY RECORDED

PARCEL I.D. # 18:017:0002

**TRUSTEE'S DEED**

BRET F. RANDALL, AS TRUSTEE OF THE PCC REDEVELOPMENT TRUST, a trust established on or about March 3, 2013 by order of the U.S. District Court for the District of Utah ("Court") in the matter of United States of America v. Parish Chemical Company, Civil No. 2:09cv00804-CW ("**Grantor**"), with an address of 111 S. Main St., Ste 2400, Salt Lake City, Utah, 84111, and as authorized pursuant to and as set forth in that certain *Memorandum Decision and Order Approving the Sale Free and Clear of Parish Chemical Property, Approving Related Bidding and Auction Procedures, and Granting Related Relief* entered by the Court on October 24, 2017 as docket no. 202, a Notice of which was recorded in the Utah County Recorder's Office on December 26, 2017 as Entry No. 128495:2017, hereby CONVEYS to AFP WEST, LLC, a Utah limited liability company (the "**Grantee**"), with an address of 3963 East Alpine Valley Circle Sandy, Utah, 84092, for good and valuable consideration, Grantor's entire right, title, interest, and estate in the parcel of real property and improvements, rights, privileges, and appurtenances thereunto belonging, located in Utah County, State of Utah as described in Exhibit A attached hereto and incorporated herein by this reference.

WITNESS, the hand of said Grantor, on May 10, 2018.

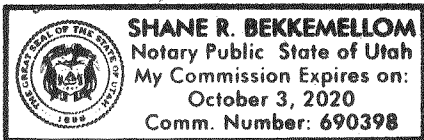
GRANTOR:

BRET F. RANDALL, AS TRUSTEE OF THE PCC  
REDEVELOPMENT TRUST

By: B. Randall  
Name: Bret F. Randall  
Its: Trustee

STATE OF UTAH )  
:ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was signed and sworn to before me this 10<sup>th</sup> day of May 2018, by Bret F. Randall, as Trustee of the PCC Redevelopment Trust.



Shane R. Bekkemellom  
NOTARY PUBLIC  
Residing at: Cottonwood Heights, Utah

My Commission Expires: October 3, 2020

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01459-33922

The following described tract of land In Utah County, State of Utah:

Commencing at a point which is North 0° 03' 08" West along the section line 620.54 feet and West 54.46 feet from the East quarter section of Section 17, Township 6 South, Range 2 East, Salt Lake base and Meridian; thence South 88° 15' 38" West 133.31 feet to a fence corner; thence North 89° 23' 38" West along a fence 99.15 feet to a fence corner; thence North 4° 18' 29" East along a fence 43.84 feet to a fence corner; thence North 63° 02' 16" West along a fence 18.38 feet to a fence corner; thence North 3° 37' 44" East along a fence 362.19 feet to a fence corner; thence North 85° 54' 53" East along a fence 18.18 feet to a fence corner; thence North 2° 55' 15" West along a fence 39.03 feet to a fence corner; thence North 89° 51' 49" East along a fence 65.96 feet to a fence corner; thence North 89° 31' 52" East along a fence 106.34 feet to a fence corner; thence North 88° 41' 52" East 30.76 feet to the West right-of-way line of Geneva Road, Highway U-114; thence South 0° 25' 36" East along the West line of Geneva Road 452.53 feet to the North end of a curb and the point of beginning.

Less and excepting therefrom that portion of said land conveyed to the Utah Department of Transportation, Grantee, as shown in that certain Special Warranty Deed recorded October 17, 2012, as Entry No. 90295:20012, of Official Records, more particularly described as follows to-wit: A parcel of land in fee, for the widening of the existing highway State Route 114 known as Project No. F-0114(21)0, being part of an entire tract of property, situate in the Southeast quarter of the Northeast quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, said point being 617.08 feet North 00°02'55" West (record 620.54 feet North 0°03'08" West) along the Section line and 54.41 feet (record 54.46 feet) West from the East quarter corner of Section 17; and running thence South 89°53'00" West (record South 88° 15'38" West) 31.86 feet along an existing fence and the Southerly boundary line of said entire tract to a point of intersection with a non-tangent 9,950.00-foot radius curve to the left, which point is 51.01 feet radially distant Westerly from the right of way control line of State Route 114 of said project, opposite approximate Engineers Station 612+52.87; thence Northerly along the Westerly right of way line of said project the following two (2) courses and distances: (1) 160.93 feet along said curve, (chord bears North 01°48'40" East 160.93 feet) to a point 50.00 feet radially distant Westerly from the right of way control line of State Route 114, opposite approximate Engineers Station 614+14.24; (2) thence North 01°20'52" East 295.52 feet parallel with said control line to a point in the Northerly boundary line of said entire tract opposite approximate Engineers Station 617+09.76; thence North 88°41'52" East 16.42 feet along said northerly boundary line to the Northeast corner of said entire tract; thence South 00°25'36" East 456.61 feet (record 452.53 feet) along the Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Tax ID Number: 18:017:0010