

WHEN RECORDED, RETURN TO:
The City Of Saratoga Springs, a Utah municipal corporation
1307 North Commerce Drive
Saratoga Springs, UT 84045

ENT 53582:2013 PG 1 of 2
Jeffery Smith
Utah County Recorder
2013 May 31 03:40 PM FEE 13.00 BY EO
RECORDED FOR Backman FFTP
ELECTRONICALLY RECORDED

ORDER NO. 7-032449

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Intermountain Equine Reproduction Center, Inc, a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at **1791 West 11400 South, Saratoga Springs, UT 84095**, County of Utah, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to **The City Of Saratoga Springs, a Utah municipal corporation**, grantee of Saratoga Springs, County of Utah State of UT for the sum of **TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS** the following described tract of land in Utah County, State of Utah:

PARCEL 1:

The basis of bearing for the following description is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Southwest corner of Lot 3 of Gordons Ranchettes Plat "A" (Entry No: 28829 Map: 4792); said point also being South 89°58'33" East, 1764.51 and North 00°01'27" East, 29.93 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base & Meridian; and running thence: North 00°00'01" East, 7.02 feet; thence North 89°54'12" East, 807.55 feet to a point of tangency on a 39.00 foot radius curve to the left; thence 7.33 feet along said curve through a central angle of 10°45'48" (chord bears; North 84°31'35" East, 7.32 feet) to a point on the UDOT property Parcel 0068.10 Entry No. 193:2009); thence South 38°37'30" West, along said UDOT Parcel 8.62 feet to a point on the South line of said Lot 3 of said Gordons Ranchettes Plat "A" and running thence along said lot line the following course and distance: South 89°50'03" West, 809.45 feet to the point of beginning.

PARCEL 1A:

The basis of bearing for the following description is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

A 10' Wide Temporary Grading and Construction Easement, more particularly described as follows:

Beginning at the West lot line of Lot 3 of Gordons Ranchettes Plat "A" (Entry No. 28829, Map 4792); said point also being South 89°58'33" East, 1764.51 feet and North 00°01'27" East, 36.95 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 10.00 feet; thence North 89°54'12" East, 807.53

