

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Christensen & Larson L.L.C.
5097 South 900 East
Salt Lake City, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1076057-SLC1 (jt)**
A.P.N.: **04-070-0-0030**

Andrew J. Day, III, Trustee of The Day Family Trust, dated January 20, 1983, as restated in its entirety on April 8, 2010, Grantor, of Sandy , Salt Lake County, State of UT, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Christensen & Larson LLC, a Utah limited liability company, Grantee, of Salt Lake City , Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Tooele County, State of Utah:

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF EXISTING U.S. HIGHWAY 40 (ALSO KNOWN AS STATE HIGHWAY 36) WHICH POINT IS APPROXIMATELY 435 FEET EAST AND 98 FEET NORTH FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 52°46'30" WEST ALONG SOUTHERLY LINE OF THE FRONTAGE ROAD 351.57 FEET, (RECORD=352 FEET MORE OR LESS) TO THE EASTERLY RIGHT OF WAY OF I-80; THENCE SOUTHWESTERLY ALONG SAID I-80 RIGHT OF WAY ALONG A CURVE TO THE RIGHT A DISTANCE OF 33.13 FEET; THENCE SOUTH 52°46'30" EAST 99.25 FEET; THENCE SOUTH 34°30' WEST 243.57 FEET; THENCE SOUTH 54°38'30" EAST 253 FEET MORE OR LESS TO THE WEST LINE OF U.S. HIGHWAY 40; THENCE NORTHEASTERLY ALONG SAID HIGHWAY 268.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A RIGHT OF WAY EASEMENT AS DISCLOSED IN CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 25, 2005 AS ENTRY NO. 240985 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 40 (ALSO KNOWN AS STATE HIGHWAY 360, SOUTH 34°10'27" WEST (BASIS OF BEARING) 268.49 FEET FROM THE INTERSECTION OF SAID RIGHT OF WAY AND THE SOUTHERLY LINE OF A FRONTAGE ROAD, SAID SOUTHERLY LINE BEING PARALLEL WITH AND 90 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE "L" LINE OF UTAH STATE HIGHWAY PROJECT I-80-2 (3) 79, SAID INTERSECTION REFERRED TO IN OTHER DEEDS AS BEING APPROXIMATELY AT ENGINEER'S STATION 113+45.28, SAID INTERSECTION ALSO REPORTED AS BEING APPROXIMATELY 435 FEET EAST AND 98 FEET NORTH FROM THE CENTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING NORTH 34°10'27" EAST 988.04 FEET FROM STATE RIGHT OF WAY MONUMENT ON SAID NORTHWESTERLY RIGHT OF WAY; THENCE SOUTH 34°10'27" WEST 131.51 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 52°46'30" WEST, PARALLEL WITH SAID SOUTHERLY LINE OF FRONTAGE ROAD (RECORD = NORTHWESTERLY) 377.37 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 80 FREEWAY AT A CALCULATED EAST BOUND LANE ENGINEERS STATION 5200 + 12.80 (CALCULATED FROM DATA FOUND ON SHEETS 23 AND 24 OF UTAH DEPARTMENT OF TRANSPORTATION PLANS OF SAID PROJECT I-80-2 (3) 79); SAID POINT BEING ON THE ARC OF A 25,584.79 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 51°40'47" WEST; THENCE NORTHEASTERLY ALONG SAID I-80 RIGHT OF WAY AND SAID CURVE, TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°49'13", A DISTANCE OF 366.33 FEET; THENCE SOUTH 52°46'30" EAST 99.25 FEET; THENCE SOUTH 34°30' WEST 243.57 FEET; THENCE SOUTH 54°38'30" EAST 255.30 FEET TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this August 25, 2021.

The Day Family Trust, dated January 20, 1983,
as restated in its entirety on April 8, 2010

Andrew J. Day III - Trustee
Andrew J. Day, III, Trustee

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Special Warranty Deed - continued

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(jt)

STATE OF Utah)
County of Salt Lake)ss.

On August 25, 2021, before me, the undersigned Notary Public, personally appeared **Andrew J. Day, III, Trustee of The Day Family Trust, dated January 20, 1983, as restated in its entirety on April 8, 2010**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires:

12-16-24

