

11000 South
State Street to Automea
North side of road

When recorded return to:
DIANNE AUBREY
SANDY CITY RECORDER
10000 CENTENNIAL PKWY.
SANDY, UTAH 84070

6534244

SPECIAL WARRANTY DEED

LAWRENCE H. MILLER and KAREN G. MILLER, grantors, of Sandy City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT BY, THROUGH AND UNDER THEM ONLY to Sandy City, a municipal corporation, grantee, of Sandy City, County of Salt Lake, State of Utah, for the sum of ---TEN--- dollars and other good and valuable consideration the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

PARCEL 1

DESCRIPTION OF PROPERTY TO BE ACQUIRED FROM LAWRENCE H. MILLER AND KAREN G. MILLER FOR THE CONSTRUCTION OF 11000 SOUTH STREET, INCLUDES PORTIONS OF LOTS 19, 24 AND 25 OF UTAH AUTO MALL PHASE 1 TAX PARCEL IDENTIFICATION NUMBERS 27-13-476-029, 27-13-476-031 AND 27-13-476-032 RESPECTIVELY

Beginning at the southeast corner of the Utah Auto Mall Phase 1 as recorded in Book 94-9 at Page 288 in the office of the Salt Lake County Recorder, said point lies North 89°55'40" West along the section line, 197.998 feet from the Southeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing North 89°55'40" West along the south line of the southeast quarter of said Section 13); thence along said section line and the south line of said Utah Auto Mall Phase 1, North 89°55'40" West, 513.357 feet to the proposed north line of 11000 South Street; thence along said proposed north line, Northeasterly, 197.026 feet along the arc of a 353.500 foot radius curve to the right having a chord bearing and length of North 74°06'18" East, 194.485 feet; thence continuing along said proposed north line, South 89°55'40" East, 343.766 feet to the east line of said Utah Auto Mall Phase 1; thence along said east line, South 18°04'20" West, 56.254 feet to the point of beginning. Contains 24,703 square feet or 0.567 acre.

Together with a public utility easement 15.00 feet in width laying adjacent to and to the north of the proposed north line of 11000 South Street described above.

Together with a slope and construction easement for the purpose of installing and maintaining improvements along the north side of 11000 South Street described as follows:

Beginning at a point on the proposed north line of 11000 South Street which lies North 89°55'40" West along the section line, 197.998 feet and North 18°04'20" East, 56.254 feet from the Southeast Corner of Section 13, Township 3 South, Range 1 West,

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Salt Lake Base and Meridian (basis of bearing North 89°55'40" West along the south line of the southeast quarter of said Section 13); thence North 89°55'40" West, 343.766 feet; thence Southwesterly, 197.026 feet along the arc of a 353.500 foot radius curve to the left having a chord bearing and length of South 74°06'18" West, 194.485 feet to the section line; thence North 89°55'40" West, 14.716 feet; thence Northeasterly, 213.976 feet along the arc of a 361.500 foot radius curve to the right having a chord bearing and length of North 73°06'55" East, 210.866 feet; thence South 89°55'40" East, 99.904 feet; thence North, 2.000 feet; thence South 89°55'40" East, 247.113 feet; thence South 18°04'20" West, 10.510 feet to the point of beginning. Contains 4,899 square feet or 0.112 acre.

PARCEL 2

DESCRIPTION OF PROPERTY TO BE ACQUIRED FROM LAWRENCE H. MILLER AND KAREN G. MILLER FOR THE CONSTRUCTION OF 11000 SOUTH STREET, INCLUDES A PORTION OF PARCEL IDENTIFIED BY TAX NUMBER 28-18-352-001

Beginning at a point on the east line of Utah Auto Mall Phase 1 as recorded in Book 94-9 at Page 288 in the office of the Salt Lake County Recorder, said point lies North 89°55'40" West along the section line, 197.998 feet and North 18°04'20" East, 34.698 feet from the Southeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing North 89°55'40" West along the south line of the southeast quarter of said Section 13); thence along the east line of said Utah Auto Mall Phase 1, North 18°04'20" East, 21.555 feet to the proposed north line of 11000 South Street; thence along said proposed north line, South 89°55'40" East, 264.509 feet to the west line of State Street; thence along said west line, South 0°03'30" East, 20.923 feet; thence North 89°38'20" West, 83.860 feet; thence North 89°55'40" West, 187.359 feet to the point of beginning. Contains 5,509 square feet or 0.126 acre.

Together with a public utility easement 15.00 feet in width laying adjacent to and to the north of the proposed north line of 11000 South Street described above.

Together with a slope and construction easement for the purpose of installing and maintaining improvements along the north side of 11000 South Street described as follows:

Beginning at a point on the proposed north line of 11000 South Street which lies North 89°55'40" West along the section line, 197.998 feet and North 18°04'20" East, 56.253 feet from the Southeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing North 89°55'40" West along the south line of the southeast quarter of said Section 13); thence North 18°04'20" East, 10.510 feet; thence South 89°55'40" East, 235.440 feet; thence North 45°00'00" East, 23.400 feet; thence East, 9.235 feet to the east line of State Street; thence South 0°03'30" East, 26.574 feet; to the proposed north line of 11000 South Street; thence North 89°55'40" West, 264.509 feet to

the point of beginning. Contains 2,918 square feet or 0.067 acre.

PARCEL 3

DESCRIPTION OF PROPERTY TO BE ACQUIRED FROM LAWRENCE H. MILLER AND KAREN G. MILLER FOR THE REALIGNMENT OF AUTO MALL DRIVE, INCLUDES A PORTION OF LOT 19 OF THE UTAH AUTO MALL PHASE 1 TAX PARCEL IDENTIFICATION NUMBER 27-13-476-029

Beginning at the southwest corner of Lot 19, Utah Auto Mall Phase 1 as recorded in Book 94-9 at Page 288 in the office of the Salt Lake County Recorder, said point lies North 89°55'40" West along the section line, 818.547 feet from the Southeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing North 89°55'40" West along the south line of the southeast quarter of said Section 13); thence along the east line of Auto Mall Drive, North 10°09'59" West, 131.400 feet to the proposed new east line of Auto Mall Drive; thence along said proposed new east line, Southeasterly, 95.813 feet along the arc of a 281.243 foot radius curve to the left having a chord bearing and length of South 19°55'34" East, 95.350 feet; thence continuing along said proposed new east line, Southeasterly, 48.250 feet along the arc of a 290.00 foot radius curve to the left having a chord bearing and length of South 34°27'08" East, 48.194 feet to the section line and south line of Utah Auto Mall Phase 1; thence along said section line, North 89°55'40" West, 36.568 feet to the point of beginning. Contains 1,497 square feet or 0.034 acre.

WITNESS the hand of said grantors, this 16th day of December, 1996.

Lawrence H. Miller

LAWRENCE H. MILLER -

Karen G. Miller

KAREN G. MILLER

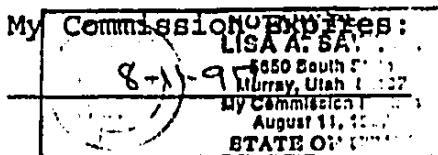
STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On the 16th day of November, 1996, personally appeared before me LAWRENCE H. MILLER and KAREN G. MILLER, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Lisa A. Sawyer
Notary Public

Residing in:

Salt Lake City, Utah



6534244
12/23/96 3:15 PM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
REC BY:P ANDERSON ,DEPUTY - WI

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