

9659779

9659779  
3/10/2006 4:53:00 PM \$36.00  
Book - 9265 Pg - 4568-4573  
Gary W. Ott  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS. SERVICES  
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:  
Grantee  
406 West South Jordan Parkway #250  
South Jordan, UT 84095

Space Above for Recorder's Use

**Special  
Warranty Deed**

SOUTH HILLS DEVELOPMENT, LLC, a Utah limited liability company GRANTOR,  
hereby Conveys and Warrants against all persons claiming by, through or under it but not otherwise to  
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company GRANTEE,  
of South Jordan, County of Salt Lake State of Utah  
for the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations. DOLLARS,  
The following described tracts of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current general taxes, easements, restrictions, rights of way and reservations of record.  
Dated this 1<sup>st</sup> day of March, 2006.

SOUTH HILLS DEVELOPMENT, LLC

By: SOUTH HILLS MANAGERS, LLC,  
a Utah limited liability company, Its Manager

By: *Dave Millheim*  
Dave Millheim, Manager

By: *Steven R. Young*  
Steven R. Young, Manager

By: SOUTH HILLS ONE, LLC, a Utah limited liability company, Manager

By: SOUTH HILLS MANAGERS, LLC, a Utah limited liability company, Its Manager

*Dave Millheim*  
By: Dave Millheim, Manager

*Steven R. Young*  
By: Steven R. Young, Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 1st day of March, 2006, personally appeared before me Dave Millheim and Steven R. Young who being duly sworn did say that they are the Managers of South Hills Managers, LLC, a Utah limited liability company, which company is the Manager of South Hills Development, LLC, a Utah limited liability company, and that they executed the same as duly authorized in the capacity indicated.

  
Notary Public

My Commission Expires:

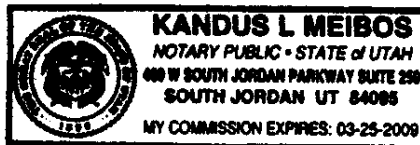
Residing at: Midvale, Utah

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

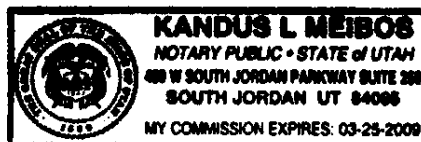
On the 1st day of March, 2006, personally appeared before me Dave Millheim and Steven R. Young who being duly sworn did say that they are the Managers of South Hills Managers, LLC, a Utah limited liability company, which company is the Manager of South Hills One, LLC, a Utah limited liability company, which Company is the Manager of South Hills Development, LLC, a Utah limited liability company, and that they executed the same as duly authorized in the capacity indicated.



  
Notary Public

My Commission Expires:

Residing at: Midvale, Utah



**EXHIBIT "A"**

**Parcel 69 and 83**

Beginning at a point South 89°10'51" West 1315.755 feet and South 0°26'31" West 671.625 feet from the Northeast Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 0°26'31" West 671.63 feet; thence South 1320 feet; thence West 660 feet; thence North 1983.63 feet; thence East 660 feet to the point of beginning.

Parcel Identification No. 33-17-200-017

**Parcel 85**

Beginning at a point which is South along the Section line 1759.99 feet from the Northwest corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 329.00 feet; thence South 662.00 feet; thence West 329.00 feet; thence North 662.00 feet to the point of beginning.

Together with and Subject to a right of way over the West 50.00 feet of the Northwest quarter of the Southwest quarter of the West half of the Northwest quarter of said Section 17 and Together with a 50.00 foot right of way being 25.00 feet on each side of the following described centerline: Beginning at a point 53.334 rods North of the West quarter corner of the aforementioned Section 17, and running thence East 160 rods.

Parcel Identification No. 33-17-100-017

**Parcel 99**

Beginning at the East Quarter corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 0°24'16" West 700 feet; thence North 89°39'44" West 600 feet; thence South 0°24'16" West 450 feet; thence South 89°35'44" East 300 feet; thence North 0°24'16" East 150 feet; thence South 89°35'44" East 300 feet; thence South 0°24'16" West 320 feet; thence West 1320 feet more or less; thence North 1380 feet more or less; thence East 1320 feet more or less; thence South 0°26'31" West 60 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 3200 West Street.

Parcel Identification No. 33-17-400-006

Parcel 100

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 379.33 feet; thence North 922.4 feet; thence North  $56^{\circ}55'59''$  West 388.33 feet more or less; thence South 810.92 feet; thence West 50 feet; thence South 320 feet to the point of beginning.

Parcel Identification No. 33-16-300-016

Parcel 101

Beginning at a point which is East 379.33 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 922.40 feet; thence South  $56^{\circ}55'59''$  East 714.51 feet; thence South 532.55 feet; thence West 598.78 feet to the point of beginning.

Parcel Identification No. 33-16-300-017

Parcel 116

The Southwest quarter of the Southeast quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel Identification No. 33-17-400-003

Parcel 121

Beginning at a point which is South  $89^{\circ}23'58''$  East 991.41 feet and North  $00^{\circ}24'47''$  East 651.91 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North  $00^{\circ}24'47''$  East 658.94 feet; thence South  $89^{\circ}23'58''$  East 330.47 feet; thence South  $00^{\circ}24'47''$  West 658.94 feet; thence North  $89^{\circ}23'58''$  West 330.61 feet to the point of beginning.

Together with and subject to a right of way described as follows: Beginning at a point which is South  $89^{\circ}23'58''$  East 991.41 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North  $00^{\circ}24'47''$  East 1310.85 feet; thence South  $89^{\circ}23'58''$  East 30.00 feet; thence South  $00^{\circ}24'04''$  West 1990.08 feet; thence North  $89^{\circ}23'58''$  West 30.00 feet; thence North  $00^{\circ}24'47''$  East 679.23 feet to the point of beginning.

Parcel Identification No. 33-16-300-023

Parcel 122

Beginning at The Southwest quarter of the Southeast quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the North 1320 feet more or less; thence East 330 feet more or less; thence South 660 feet more or less; thence East 990 feet more or less; thence South 660 feet more or less to the point of beginning.

Parcel Identification No. 33-16-300-019

Parcel 133

The Southwest quarter of the Southeast quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the following: Beginning at the the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 16, and running thence North 0°33' East 1320.38 feet; thence North 89°43' West 126.69 feet; thence South 0°33' West 1320.56 feet; thence South 89°48' East 126.69 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom the following: Beginning North 0°23'39" East 1322.71 feet along the quarter Section line from the the South quarter corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°53'51" East 1206.51 feet; thence South 0°03'20" East 1029.83 feet to the proposed Legacy Highway; thence Northwesterly along a 11,309.16 foot radius curve to the right 1326.23 feet more or less to the quarter Section line (chord bears North 65°59'59" West 1325.47 feet); thence North 0°23'29" East 492.89 feet to the point of beginning.

Parcel Identification No. 33-16-400-014

Parcel 132

Beginning at a point which is South 89°23'58" East 991.41 feet and South 00°24'47" West 6.75 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°24'47" East 658.66 feet; thence South 89°23'58" East 330.61 feet; thence South 00°24'04" West 658.66 feet; thence North 89°23'58" West 330.74 feet to the point of beginning.

Together with and subject to a right of way described as follows: Beginning at a point which is South 89°23'58" East 991.41 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°24'47" East 1310.85 feet; thence South 89°23'58" East 30.00 feet; thence South 00°24'04" West 1990.08 feet; thence North 89°23'58" West 30.00 feet; thence North 00°24'47" East 679.23 feet to the point of beginning.

Parcel Identification No. 33-16-300-024-4001 and 33-16-300-024-4002

**Parcel 115**

**All of the South half of the Southwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.**

**Parcel Identification No. 33-17-300-002**

**Parcel 117**

**The Southeast Quarter of the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.**

**Parcel Identification No. 33-17-400-004**

**Parcel 140**

**The Northwest Quarter of the Northeast Quarter and the West one-half (1/2) of the Northeast Quarter of the Northeast Quarter of Section 20, Township 4 South, Range 1 West, Salt Lake Base and Meridian.**

**Parcel Identification No. 33-20-200-004**