

BOOK 1431 PAGE 133

1548669

BARGAIN AND SALE DEED

ERC

THIS INDENTURE made this 15th day of July, 1957, between SALT LAKE COUNTY and SALT LAKE CITY, both corporations existing under and by virtue of the laws of the State of Utah, Parties of the First Part, and SUGARHOUSE PARK AUTHORITY, a non-profit corporation, existing under the laws of the State of Utah, Party of the Second Part, WITNESSETH:

That the Parties of the First Part for and in consideration of the covenants and agreements entered into between the Parties to this deed by agreement of even date herewith, which covenants and undertakings are to be performed by the respective parties, as set out in said agreement, do by these presents grant, bargain, sell, convey and confirm unto the Second Party, until December 31, 2055, as Trustee in Trust, that certain parcel of land situated in Salt Lake County, State of Utah, and bounded and described as follows, to-wit:

Beginning at the West  $\frac{1}{4}$  corner of Sec. 21, T1S, R1E, S.L.B.&M., said point also being the S.E. Corner of Lot 1, Blk. 1 of Union Heights Subdivision; running thence N 0° 13' 44" E. along the East boundary of Blk. 1 of said Union Heights Subdivision and along such line extended a distance of 2420 ft. more or less to a point that is 50 ft. south at a 90° angle from the center line of 21st South Street, U. S. Highway 40, as shown and platted on the State of Utah Highway Commission's drawing, Federal Aid Project 97-C of 1935, thence running Easterly on a line parallel to and 50' south from the center line of said U.S. Highway 40, a distance of 2280 ft. more or less to the West line of the Salt Lake City Board of Education property, thence S 0° 17' 36" W, 699.5 ft., thence N 89° 42' 24" W 378.4 ft.; thence S 0° 17' 36" W, 660.0 ft., thence S 89° 42' 24" E, 1174.4 ft. to a point on South line of said Board of Education's property, that is, 37 ft. W from the 17th East St. monument line extended south, thence southerly in a straight line 775 ft. more or less to a point on the West line of 17th East St., said point being 80' W of the 17th East St. monument line as extended north and also on the West line of the Country Club property, thence along said West line of Country Club property S 19° 22' W., 411.04 ft. to the Northeast corner of Lot 378 of Highland Park Plat "A" of said Section 21, thence N 89° 47' 58" W along North line of said Highland Park Plat "A", 2831.9 ft. to point of beginning.

Together with all and singular the tenements, hereditaments, appurtenances thereunto belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders

thereof, to have and to hold in trust all and singular the premises together with the appurtenances unto the Second Party, until December 31, 2055.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hands and seals the day and year first above written.

SALT LAKE COUNTY,

By Erwin R. Ramm  
Chairman  
Board of County Commissioners

ATTEST:

ALVIN KEDDINGTON  
County Clerk

Jacob Wiles  
Chief Dep.

SALT LAKE CITY,

By Edith Stewart  
Mayor

ATTEST:

Herman J. Hogensen

PARTIES OF THE FIRST PART

STATE OF UTAH }  
COUNTY OF SALT LAKE } ss

I, Herman J. Hogensen, City Recorder of Salt Lake City, Utah, do hereby certify that the attached Bargain & Sale Deed from Salt Lake County and Sugarhouse Park Authority was duly approved and accepted by the Board of Commissioners of Salt Lake City, Utah, this 16th day of July, A. D. 1957.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Salt Lake City, Utah, this 16th day of July, A. D. 1957.

Herman J. Hogensen  
City Recorder of Salt Lake City, Utah

STATE OF UTAH )  
County of Salt Lake ) ss.

On the 16th day of July, 1957, personally appeared before me Adiel F. Stewart and Herman J. Hogensen, who, being by me duly sworn did say, each for himself, that he, the said Adiel F. Stewart, is the Mayor of Salt Lake City, and he, the said Herman J. Hogensen is the Recorder of said City and that the within and foregoing Bargain and Sale Deed was signed in behalf of said City by authority of resolution of its Board of Commissioners and said Adiel F. Stewart and Herman J. Hogensen each duly acknowledged to me that said City executed the same and that the Seal affixed is the Seal of said City.

My Commission expires:  
September 28, 1960

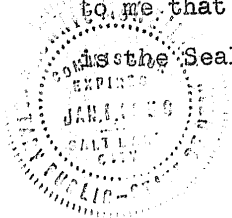
El Rita M. Beasley  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

STATE OF UTAH )  
County of Salt Lake ) ss.

On the 15th day of July, 1957, personally appeared before me Edwin Q. Cannon and Jacob Weiler who, being by me duly sworn did say, each for himself, that the said Edwin Q. Cannon is the Acting Chairman of the Board of County Commissioners of Salt Lake County, and he, the said Jacob Weiler, is the Chief Deputy Clerk of said County, and that the within and foregoing instrument was signed in behalf of Salt Lake County by authority of a resolution of the Board of County Commissioners of Salt Lake County

and said Edwin Q. Cannon and  
Jacob Weiler each duly acknowledged

to me that said County executed the same and that the Seal affixed  
is the Seal of said County.



*Benjamin M. Deuel*  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

My Commission expires:  
January 1, 1959

10815248

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

10815248  
10/12/2009 12:40 PM \$0.00  
Book - 9770 Pg - 1513-1516  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
UT ST-DEPT OF TRANSPORTATION  
BY: ZJM, DEPUTY - WI 4 P.

**Quit Claim Deed**  
(CONTROLLED ACCESS)  
Salt Lake County

Parcel No. NRM-97C:1D:AQ  
Project No. I-80-3(4)120  
Ref. Project No. NRM-97C  
Ref. Project No. F-LC35(171)  
Affecting Tax ID No. 16-21-101-001

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to the Sugarhouse Park Authority

\_\_\_\_\_ Grantee,

at 3383 S. 300 E.

County of Salt Lake, State of UT, Zip 84115, for the sum of TEN Dollars,

and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

**See Attached Exhibit "A"**

The tract of land described in this deed is granted and conveyed for public use.

The Grantee, for itself, its heirs, representatives, successors in interest and/or assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that in the event said Grantee transfers or puts the above described property to use inconsistent with that for which it is granted, the Utah Department of Transportation shall have the right to re-enter said property and facilities thereon, and the above described property and facilities thereupon shall revert to and vest in and become the absolute property of the Utah Department of Transportation and its assigns.

Continued on Page 2

UDOT RW-05UDA (12-01-03)

BK 9770 PG 1513



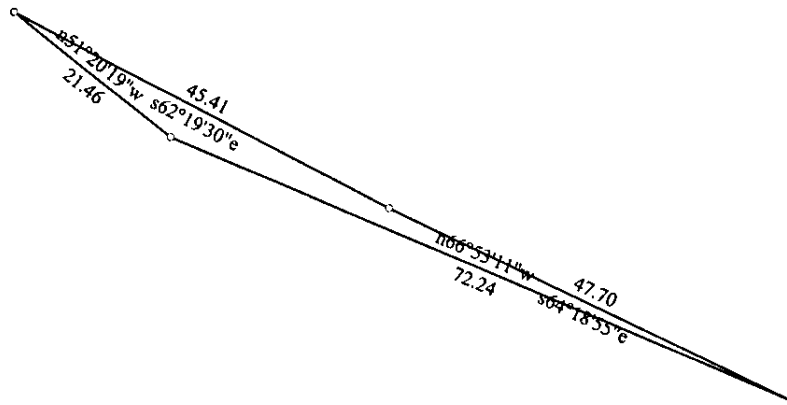
Parcel No. NRM-97C:1D:AQ  
Project No. I-80-3(4)120  
Ref. Project No. NRM-97C  
Ref. Project No. F-LC35(171)

**Exhibit "A"**

A parcel of land, being part of an entire tract of property, situate in the SW¼ NW¼ of Section 21, T1S, R1E, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing northeasterly right of way and no-access line of a freeway known as Project 80-3 as shown on the official map of said project on file in the office of the Utah Department of Transportation, said point being 1084.65 ft N 0°13'44" E along the section line, 309.95 ft S 80°31'27" E, 405.48 ft S 47°16'12" E and 10.99 ft S 62°19'30" E from the West Quarter corner of said Section 21; thence southeasterly along the following two (2) courses, (1) S 62°19'30" E 45.41 ft (2) S 64°18'55" E 47.70 ft to a point in said existing right of way and no-access line; thence northwesterly along said existing right of way and no-access line the following two (2) courses, (1) N 66°53'11" W 72.24 ft (2) N 51°20'19" W 21.46 ft to the point of beginning. The above described parcel of land contains 170 sq ft or 0.004 acre, more or less.

Note: Rotate above bearings 0°13'13" clockwise to equal Project No. F-LC35(171) bearings, UDOT Region 2



Title:		Date: 07-13-2007
Scale: 1 inch = 20 feet	File: Parcel_97C_IDAQ.des	
Tract 1: 0.004 Acres: 170 Sq Feet: Closure = n84.0223w 0.00 Feet: Precision = 1/51983: Perimeter = 187 Feet		
001=n0.1344e 1084.65	004=/s62.1930e 10.99	007=n66.5311w 72.24
002=/s80.3127e 309.95	005=s62.1930e 45.41	008=n51.2019w 21.46
003=/s47.1612e 405.48	006=s64.1855e 47.70	



10815249

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

10815249  
10/12/2009 12:40 PM \$0.00  
Book - 9770 Pg - 1517-1520  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
UT ST-DEPT OF TRANSPORTATION  
BY: ZJM, DEPUTY - WI 4 P.

**Quit Claim Deed**  
(CONTROLLED ACCESS)  
Salt Lake County

Parcel No. NRM-97C:1B:AQ  
Project No. I-80-3(4)120  
Ref. Project No. NRM-97C  
Ref. Project No. F-LC35(171)  
Affecting Tax ID No. 16-21-101-001

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to the Sugarhouse Park Authority

\_\_\_\_\_ Grantee,

at 3383 S. 300 E.

County of Salt Lake, State of UT, Zip 84115, for the sum of TEN Dollars,

and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

**See Attached Exhibit "A"**

The tract of land described in this deed is granted and conveyed for public use.

The Grantee, for itself, its heirs, representatives, successors in interest and/or assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that in the event said Grantee transfers or puts the above described property to use inconsistent with that for which it is granted, the Utah Department of Transportation shall have the right to re-enter said property and facilities thereon, and the above described property and facilities thereupon shall revert to and vest in and become the absolute property of the Utah Department of Transportation and its assigns.

Continued on Page 2

UDOT RW-05UDA (12-01-03)

Parcel No. NRM-97C:1B:AQ  
Project No. I-80-3(4)120  
Ref. Project No. NRM-97C  
Ref. Project No. F-LC35(171)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this parcel, EXCEPT signs to advertise the sale, hire or lease of this parcel or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described parcel of land is granted without access to or from the adjoining I-80 freeway over and across the southwesterly boundary line of said parcel of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described parcel of lands.

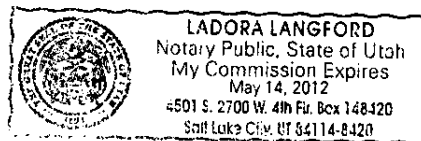
**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 1<sup>st</sup> day of October, A.D. 20 09, by its Director of Right of Way.

STATE OF UTAH )  
 ) ss. UTAH DEPARTMENT OF TRANSPORTATION  
COUNTY OF SALT LAKE ) By [Signature]  
 ) Director of Right of Way

On the date first above written personally appeared before me, Lyle McMillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

**WITNESS** my hand and official stamp the date in this certificate first above written.

[Signature]  
Notary Public



Continued on page 3

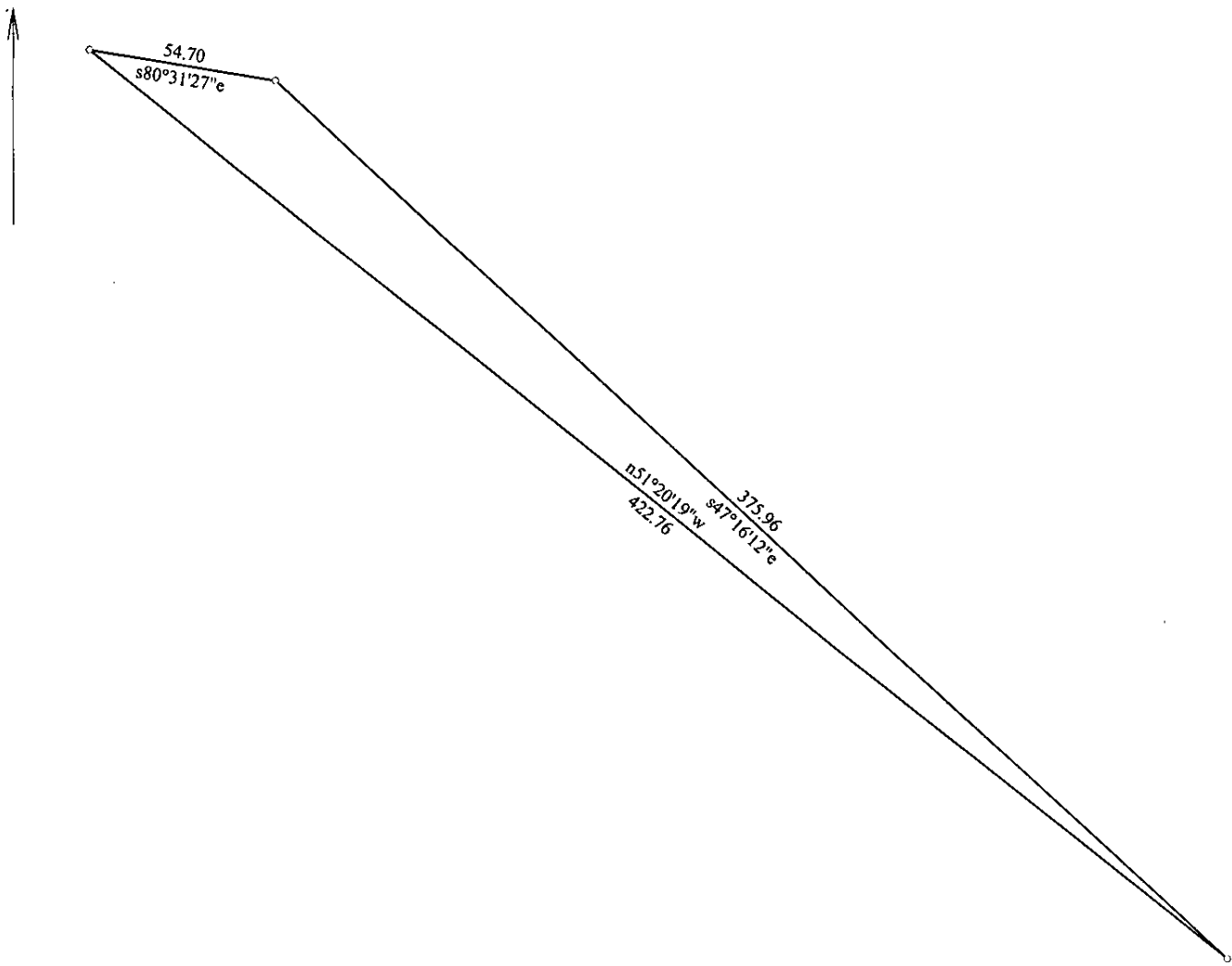
Parcel No. NRM-97C:1B:AQ  
Project No. I-80-3(4)120  
Ref. Project No. NRM-97C  
Ref. Project No. F-LC35(171)

**Exhibit "A"**

A parcel of land, being part of an entire tract of property, situate in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 21, T1S, R1E; Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing northeasterly right of way and no-access line of a freeway known as Project 80-3 as shown on the official map of said project on file in the office of the Utah Department of Transportation, said point being 1084.65 ft N 0°13'44" E along the section line and 255.24 ft S 80°31'27" E from the West Quarter corner of said Section 21; thence southeasterly the following two (2) courses, (1) S 80°31'27" E 54.70 ft; (2) S 47°16'12" E 375.96 ft to a point in said existing northeasterly right of way and no access line; thence N 51°20'19" W 422.76 ft along said northeasterly right of way and no-access line to the point of beginning. The above described parcel of land contains 5,638 sq ft or 0.129 acre, more or less.

Note: Rotate above bearings 0°13'13" clockwise to equal Project No. F-LC35(171) bearings, UDOT Region 2



Title:		Date: 07-13-2007
Scale: 1 inch = 50 feet	File: Parcel_97C_1BAQ.des	
Tract 1: 0.129 Acres: 5638 Sq Feet: Closure = n45.1852w 0.01 Feet: Precision = 1/105165: Perimeter = 853 Feet		
001=/n0.1344e 1084.65	003=s80.3127e 54.70	005=n51.2019w 422.76
002=/s80.3127e 255.25	004=s47.1612e 375.96	

11998043  
2/24/2015 12:24:00 PM \$18.00  
Book - 10298 Pg - 5817-5821  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED MAIL TO:

Stoel Rives LLP  
Attn: Lauren Shurman  
201 South Main Street, Suite 1100  
Salt Lake City, Utah 84111

F86953

**GENERAL WARRANTY DEED**

Salt Lake City Board of Education, also known as  
The Board of Education of Salt Lake City School District, having an address of 440 East  
100 South, Salt Lake City, Utah 84111, as Grantor, for the sum of TEN DOLLARS (\$10.00)  
AND OTHER GOOD AND VALUABLE CONSIDERATION, hereby CONVEYS and  
WARRANTS to Sugar House Park Authority, Inc., a Utah nonprofit corporation, having an  
address of 3383 South 300 East, Salt Lake City, Utah 84115, as Grantee, the land and all  
improvements thereon, located in Salt Lake County, State of Utah, as more particularly described  
in Exhibit "A" attached hereto (the "Property").

The deed and conveyance hereby made are subject to all legal highways, easements,  
conditions, restrictive covenants of record, and installments of taxes and assessments due and  
payable after the date of this deed.

GRANTOR:

The Board of Education of Salt Lake City School  
District

By: Heather Bennett  
Name: Heather Bennett  
Its: President

By: Janet Roberts  
Name: Janet Roberts  
Its: Business Administrator

AGREEMENT AND ACKNOWLEDGMENT OF GRANTEE

Grantee accepts, and agrees to hold, the Property, in trust, subject to the reversionary rights of Salt Lake City and Salt Lake County, as set forth in that certain Bargain and Sale Deed dated July 15, 1957 in Book 1431 at Page 133 with the office of the Salt Lake County Recorder.

SUGAR HOUSE PARK AUTHORITY, INC.,  
a Utah nonprofit corporation

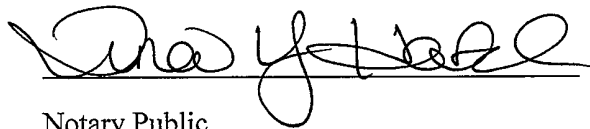
By: Joedy Lister  
Print Name: JOEDY LISTER  
Its: PRESIDENT

STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

On this 23<sup>rd</sup> day of February, 2015, personally appeared before me Heather Bennett, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the President of The Board of Education of Salt Lake City School District, and that she executed the foregoing document and acknowledged to me that she executed the same on behalf of said board.



Notary Public

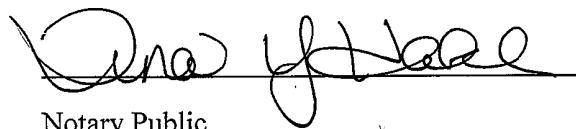


STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

On this 23<sup>rd</sup> day of February, 2015, personally appeared before me Janet Roberts, personally known to me, or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that she is the Business Administrator for Salt Lake City School District, and that she executed the foregoing document and acknowledged to me that she executed the same in her capacity as Business Administrator of The Board of Education of Salt Lake City School District.



Notary Public



STATE OF UTAH )

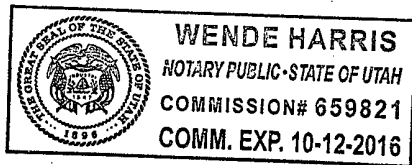
: ss.

COUNTY OF SALT LAKE )

On this 24<sup>th</sup> day of February, 2015, this instrument was acknowledged before me by Tredy Lister, the President (title) of the Sugar House Park Authority, Inc., a Utah nonprofit corporation.



Notary Signature and Seal





**Exhibit "A"**

That certain real property located in Salt Lake County, as more particularly described as follows:

A parcel land, being part of an entire tract of property, situate in the Northwest Quarter of Section 21, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract at a point 768.00 feet West and 1495.85 feet S.00°17'36"W. from the North Quarter Corner of said Section 21, said point is also 1120.87 feet West and 1348.05 feet S.00°17'36"W. from the found flat brass cap located in the intersection of 2100 South Street and 1700 East Street (Note: The Basis of Bearing for this description is N.80°16'19"W. between the found monuments in 2100 South Street at the intersection of 1700 East Street and approximately 1600 East) and running thence N.00°17'36"E. 114.85 feet along the westerly boundary line of said entire tract; thence S.80°13'35"E. 52.94 feet; thence S.09°46'25"W. 5.30 feet; thence S.70°12'42"E. 86.24 feet; thence N.89°29'06"E. 99.80 feet; thence S.70°39'00"E. 68.97 feet; thence S.60°47'50"E. 6.39 feet; thence S.00°12'26"E. 47.93 feet to the southerly boundary line of said entire tract; thence N.89°42'24"W. 303.62 feet along said southerly boundary line to the point of beginning.

The above described parcel of land contains 24,326 square ft. in area or 0.559 acre, more or less.

[For Reference Purposes Only: Tax Parcel ID No. 16-21-128-001 ]