

WHEN RECORDED PLEASE RETURN TO:

West Jordan City Attorney
8000 South Redwood Road
West Jordan, Utah 84088

8431265
11/22/2002 01:40 PM NO FEE
Book - 8689 Pg - 1030-1031
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: ZJN, DEPUTY - WL 2 P.

PARCEL #
26-02-200-007

SPECIAL WARRANTY DEED

8431265

JORDAN HEIGHTS, LTD, a Utah limited partnership, hereby CONVEYS and WARRANTS, against all acts of itself, and none other, or against all claiming by, through or under it, to the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah, Grantee, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the following parcel of real property located in Salt Lake County, State of Utah, and more particularly described as follows:

Parcel "A" - 5600 West Permanent Description:

Beginning at the Southeast corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian;

Thence South 00°03'00" West 466.52 feet; thence South 58°19'40" West 62.31 feet; thence North 00°03'00" East 144.45 feet; thence along the arc of a 983.00 foot radius curve to the right through a central angle of 04°43'04" for 80.94 feet (chord bears North 02°24'32" East 80.92 feet); thence North 04°46'04" East 190.82 feet; thence along the arc of a 877.00 foot radius curve to the left through a central angle of 04°43'04" for 72.21 feet (chord bears North 02°24'32" East 72.19 feet); thence North 00°03'00" East 11.84 feet; thence South 89°37'53" East 31.00 feet to the point of beginning. (Containing 21,609 sq. ft.)

Parcel "B" - 5600 West Remaining Transition Area:

Beginning at a point which is North 89°37'53" West 31.00 feet from the Southeast corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian;

Thence South 00°03'00" West 11.84 feet; thence along the arc of a 877.00 foot radius curve to the right through a central angle of 04°43'04" for 72.21 feet (chord bears South 02°24'32" West 72.19 feet); thence South 04°46'04" West 190.82 feet; thence along the arc of a 983.00 foot radius curve to the left through a central angle of 04°43'04" for 80.94 feet (chord bears South 02°24'32" West 80.92 feet); thence South 00°03'00" West 118.26 feet; thence North 22°10'00" West 53.46 feet; thence along the arc of a 236.00 foot radius curve to the right through a central angle of 32°00'22" for 131.83 feet (chord bears North 06°09'49" West 130.12 feet); thence North 09°50'22" East 298.78 feet; thence South 89°37'53" East 5.49 feet to the point of beginning. (Containing 11,434 sq. ft.)

Subject to all easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and all taxes and assessments of record or enforceable in law or equity.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name, by its Authorized

3K8689PG1030

Agent, this 5 day of November, 2002.

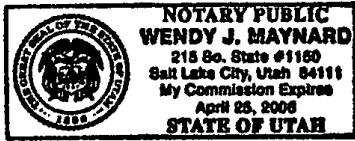
JORDAN HEIGHTS, LTD., a Utah limited partnership

By: Miriam O. Jensen
Miriam O. Jensen as attorney in fact and agent
for William D. Oswald, General Partner of
Jordan Heights, Ltd, a Utah limited partnership,
pursuant to a General Power of Attorney dated
June 24, 2001,

Authorized Agent

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 5 day of November, 2002, personally appeared before me Miriam O. Jenson who, being by me duly sworn, said that she is the lawful attorney in fact and agent duly authorized to act in the name, place and stead of William D. Oswald, the General Partner of Jordan Heights, Ltd., a Utah limited partnership, and that the foregoing instrument, signed by her in said capacity, was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws, and was signed in behalf of said partnership.



Kendy J. Maynard
Notary Public in and for the State of Utah

My Commission Expires: _____

Mail Tax notice to:
Grantee
8000 South Redwood Road
West Jordan, UT 84088
MNT File No.: 64814
Tax ID No.: 26-02-200-029

12945071
3/6/2019 10:15:00 AM \$12.00
Book - 10758 Pg - 2248-2249
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Bunts & Singles, LLC, a Utah limited liability

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah

GRANTEE of 8000 South Redwood Road, West Jordan, UT 84088 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

A parcel of land situated in the Northeast quarter of Section 2, Township 3 South, Range 2 West of the Salt Lake Base and Meridian, located in the City of West Jordan, County of Salt Lake, State of Utah, being more particularly described as follows, to wit:


Commencing at the Northeast corner of said Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°39'30" West a distance of 57.64 feet along said Section line to the point of beginning, said point being on the Westerly right of way line of 5600 West Street; thence along said Westerly right of way line the following three (3) bearings and distances, (1) South 50°13'52" West a distance of 63.36 feet; (2) South 00°02'12" West a distance of 86.50 feet; (3) South 39°46'08" East a distance of 61.95 feet; thence South 88°42'25" West a distance of 428.33 feet; thence North 00°03'38" East a distance of 186.92 feet to the Section line; thence South 89°39'30" East a distance of 437.16 feet to the point of beginning.

Note: The basis of bearings for this description is between Two(2) Salt Lake County Section corner monuments. The bearing between the North quarter corner and the Northeast corner of Section 2, Township 3 South, Range 2 West of the Salt Lake Base and Meridian is South 89°39'30" East per Salt Lake County ARP.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 4th day of March, 2019.

Bunts & Singles, LLC, a Utah limited liability


By: 
Barrett J. Peterson, Manager ~~[Enter Vested Name]~~

State of Utah)

ss:

County of Salt Lake)

On this date, March 4, 2019, personally appeared before me Barrett J. Peterson who being by me duly sworn did say that he is the Manager of Bunts & Singles LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Barrett J. Peterson acknowledged to me that said limited liability company executed same.


Notary Public



Mail Tax notice to:
Grantee
8000 South Redwood Road
West Jordan, UT 84088
MNT File No.: 69662
Tax ID No.: 26-02-200-006
26-02-200-027

13079484
9/20/2019 2:40:00 PM \$40.00
Book - 10833 Pg - 9444-9445
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

Sawtell Properties, LLC, a Utah limited liability company

GRANTOR of Salt Lake City, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to:

City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah

GRANTEE of 8000 South Redwood Road, West Jordan, UT 84088 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 8C:

Description of Parcel being part of the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; Thence North 89°39'30" West a distance of 1,168.75 feet along said section line to the Point of Beginning being on the East line of the Mountain View Corridor; Thence South 89°39'30" East a distance of 304.17 feet along said section line; Thence South 00°03'38" West a distance of 197.47 feet; Thence South 88°42'25" West a distance of 291.86 feet to the East line of the Mountain View Corridor; Thence along said East line the following 2 courses: (1) North 09°01'35" West a distance of 48.23 feet; (2) Thence North 01°39'55" West a distance of 158.31 feet to the Point of Beginning;

Note: The Basis of Bearings for this description is between two (2) Salt Lake County Section Corner Monuments. The Bearing between the North Quarter Corner and the Northeast Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base & Meridian, is S89°39'30"E per Salt Lake County ARP.

Parcel 8D:

Description of Parcel being part of the Northeast Quarter of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Northeast corner of said Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; Thence North 89°39'30" West a distance of 494.79 feet along said section line to the Point of Beginning, said point also being the Northwest corner of that certain


parcel of land conveyed to the City of West Jordan by Special Warranty Deed dated March 4, 2019, and recorded March 6, 2019, under Entry No. 12945071, in Book 10758, at Page 2248, in the office of the Salt Lake County Recorder; Thence South 00°03'38" West a distance of 186.92 feet along the Westerly line of City of West Jordan parcel to the Southwest corner thereof; Thence South 88°42'25" West a distance of 369.89 feet; Thence North 00°03'38" East a distance of 197.47 feet to the section line; Thence South 89°39'30" East along the section line a distance of 369.79 feet to the Point of Beginning;

Note: The Basis of Bearings for this description is between two (2) Salt Lake County Section Corner Monuments. The Bearing between the North Quarter Corner and the Northeast Corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base & Meridian, is S89°39'30"E per Salt Lake County ARP.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 20th day of September, 2019.

Sawtell Properties, LLC, a Utah limited liability company

By: 
Barrett J. Peterson, Manager

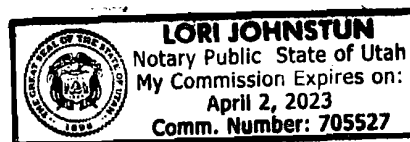
State of Utah)

ss:

County of Salt Lake)

On this date, Sept 20, 2019, personally appeared before me Barrett J. Peterson, who being by me duly sworn did say that he is a Manager of Sawtell Properties, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Barrett J. Peterson acknowledged to me that said limited liability company executed same.


Notary Public



WHEN RECORDED, PLEASE RETURN TO:
West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

14349194 B: 11551 P: 6109 Total Pages: 4
02/20/2025 12:53 PM By: asteffensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CITY OF WEST JORDAN
8000 S REDWOOD RD WEST JORDAN, UT 840884604

APN: 26-02-226-001
26-02-226-003
26-02-226-005

QUIT CLAIM DEED
(8600 SOUTH ROAD DEDICATION)

WHEREAS, the City of West Jordan, Utah (the "City"), purchased certain property on March 6, 2019, from Bunts & Singles, LLC, a Utah limited liability company, by Special Warranty Deed, which was filed in the office of the Salt Lake County Recorder under Entry No. 12945071, in Book 10758, at Page 2248, and purchased certain property on September 20, 2019, from Sawtell Properties, LLC, a Utah limited liability company, by Special Warranty Deed, which was filed in the office of the Salt Lake County Recorder under Entry No. 13079484, in Book 10833, at Page 9444 (collectively the "Property"); and,

WHEREAS, the Property is identified as a portion of 8600 South Street on the City's adopted transportation master plan; and,

WHEREAS, the funding to purchase the Property was largely provided by Salt Lake County through the Transportation Corridor Preservation program, pursuant to § 72-5-4 Utah Code Annotated ("UCA"), with the intent that the Property would become part of the public transportation network; and

WHEREAS, the City is prepared to dedicate the Property for public road purposes but can only do so with the understanding that if the Property is ever vacated as a public road, then the vacated portion must be sold and the proceeds returned to Salt Lake County to reimburse the Transportation Corridor Preservation program.

NOW, THEREFORE, the CITY OF WEST JORDAN, UTAH, a municipal corporation and political subdivision of the State of Utah ("Grantor"), does hereby convey and quit claim for road dedication purposes to the CITY OF WEST JORDAN, UTAH, a municipal corporation and political subdivision of the State of Utah ("Grantee"), the following parcel(s) of real property located in Salt Lake County, State of Utah, more particularly described as follows, to wit:

See Exhibit 'A' attached hereto and by this reference incorporated herein.

The purpose of this conveyance is to incorporate the Property into the public road system. Consequently, no Salt Lake County Tax Parcel Number(s) should be assigned to the Property.

Signed and delivered this 20 day of February 2025.

CITY OF WEST JORDAN, UTAH

ATTEST



By: Dirk Burton
Name: Dirk Burton
Title: Mayor

By: Tangee Sloan
Name: Tangee Sloan
Title: City Recorder

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 20th day of February, 2025, before me, the undersigned Notary Public in and for said State of Utah, personally appeared Dirk Burton, known or identified to me to be the Mayor of the City of West Jordan City, Utah, the person who executed the instrument on behalf of The City of West Jordan City, Utah, and acknowledged to me that said entity executed the same.

Alexandra Sanchez Clegg
NOTARY PUBLIC

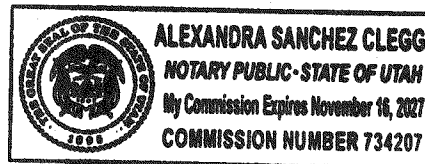


Exhibit 'A'

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF WEST JORDAN, COUNTY OF SALT LAKE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°39'30" WEST A DISTANCE OF 57.64 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) BEARINGS AND DISTANCES, (1) SOUTH 50°13'52" WEST A DISTANCE OF 63.36 FEET; (2) SOUTH 00°02'12" WEST A DISTANCE OF 86.50 FEET; (3) SOUTH 39°46'08" EAST A DISTANCE OF 61.95 FEET; THENCE SOUTH 88°42'25" WEST A DISTANCE OF 428.33 FEET; THENCE NORTH 00°03'38" EAST A DISTANCE OF 186.92 FEET TO THE SECTION LINE; THENCE SOUTH 89°39'30" EAST A DISTANCE OF 437.16 FEET TO THE POINT OF BEGINNING.

THE FOREGOING CONTAINS 72,424 SQUARE FEET, OR 1.66 ACRES, MORE OR LESS.

NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BETWEEN TWO (2) SALT LAKE COUNTY SECTION CORNER MONUMENTS. THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN IS SOUTH 89°39'30" EAST PER SALT LAKE COUNTY ARP.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF WEST JORDAN, COUNTY OF SALT LAKE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°39'30" WEST A DISTANCE OF 494.79 FEET ALONG THE SECTION LINE TO THE

POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF WEST JORDAN BY SPECIAL WARRANTY DEED DATED MARCH 4, 2019, AND RECORDED MARCH 6, 2019, UNDER ENTRY NO. 12945071, IN BOOK 10758, AT PAGE 2248, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 00°03'38" WEST A DISTANCE OF 186.92 FEET ALONG THE WESTERLY LINE OF CITY OF WEST JORDAN PARCEL TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°42'25" WEST A DISTANCE OF 369.89 FEET; THENCE NORTH 00°03'38" EAST A DISTANCE OF 197.47 FEET TO THE SECTION LINE; THENCE SOUTH 89°39'30" EAST ALONG THE SECTION LINE A DISTANCE OF 369.79 FEET TO THE POINT OF BEGINNING.

THE FOREGOING CONTAINS 71,072 SQUARE FEET, OR 1.63 ACRES, MORE OR LESS.

NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BETWEEN TWO (2) SALT LAKE COUNTY SECTION CORNER MONUMENTS. THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN IS SOUTH 89°39'30" EAST PER SALT LAKE COUNTY ARP.

PARCEL 3:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF WEST JORDAN, COUNTY OF SALT LAKE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°39'30" WEST A DISTANCE OF 1168.75 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING BEING ON THE EAST LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE SOUTH 89°39'30" EAST A DISTANCE OF 304.17 FEET ALONG SAID SECTION LINE; THENCE SOUTH 00°03'38" WEST A DISTANCE OF 197.47 FEET; THENCE SOUTH 88°42'25" WEST A DISTANCE OF 291.86 FEET TO THE EAST LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID EAST LINE THE FOLLOWING 2 COURSES: (1) NORTH 09°01'35" WEST A DISTANCE OF 48.23 FEET; (2) NORTH 01°39'55" WEST A DISTANCE OF 158.31 FEET TO THE POINT OF BEGINNING.

THE FOREGOING CONTAINS 60,597 SQUARE FEET, OR 1.39 ACRES, MORE OR LESS.

NOTE: THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BETWEEN TWO (2) SALT LAKE COUNTY SECTION CORNER MONUMENTS. THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN IS SOUTH 89°39'30" EAST PER SALT LAKE COUNTY ARP.