

WHEN RECORDED, MAIL TO:

Grantee
48 West 9400 South
Sandy, Utah 84070

10238037

10/2/2007 11:45:00 AM \$10.00

Book - 9521 Pg - 7358

Gary W. Ott

Recorder, Salt Lake County, UT

INTEGRATED TITLE INS. SERVICES

BY: eCASH, DEPUTY - EF 1 P.

Warranty Deed

MIKE OGDEN and TAMIE OGDEN, grantor, of Sandy, County of Salt Lake State of Utah, hereby CONVEY and WARRANT to M & R RODS/GARAGE 94 INC, grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

BEGINNING at a point on the North Right of Way line of 9400 South Street; said point being West 363.00 feet and North 78.45 feet from the Southeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 88°25'42" West along said North Right of Way line at 9400 South Street 178.18 feet to an existing 6.0 foot chain link fence; thence North 03°15'30" East along said chain link fence line 105.08 feet to a fence corner located in an old wash; thence South 67°34'10" East along the remnants of an old fence line and wash 186.23 feet; thence South 38.74 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the East Jordan Canal and the East Jordan Canal Company Right of Way.

Parcel Identification No. 27-01-476-025.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 1st day of October, 2007.

Signed in the presence of

Mike Ogden
MIKE OGDEN

Tamie Ogden
TAMIE OGDEN

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 1st day of October, 2007, personally appeared before me MIKE OGDEN and TAMIE OGDEN, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 4-6-10



BK 9521 PG 7358

When Recorded Mail To:
Coulter Tateoka, P.C.
11576 S. State St., Ste. 503
Draper, Utah 84020

The Order of the Court is stated below:

Dated: January 25, 2017
05:15:43 PM

/s/ Su Chon

District Court Judge



Sandy City Attorney's Office
10000 Centennial Parkway
Sandy, Utah 84070-4148
Telephone: (801)568-7172
jchandler@sandy.utah.gov
*Attorneys for Defendant and
Counterclaimant Sandy City*

12473986
02/10/2017 10:24 AM \$14.00
Book - 10528 Pg - 5880-5882
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
COULTER TATEOKA
11576 S STATE ST STE 503
DRAPER UT 84020
BY: SSA, DEPUTY - MA 3 P.

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR

SALT LAKE COUNTY, SALT LAKE CITY DEPARTMENT, STATE OF UTAH

<p>M&R RODS/GARAGE 94 INC., a Utah corporation,</p> <p>Plaintiff,</p> <p>vs.</p> <p>SANDY CITY, a municipal corporation, TAMMIE N. OGDEN, and individual, and DOE DEFENDANTS I-X,</p> <p>Defendants.</p>	<p>DECREE QUIETING TITLE</p> <p>Case No. 140906817 Judge: Su J. Chon</p>
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This action came on regularly for trial before the above-entitled Court on May 10-12, 2016, the Honorable Su J. Chon, presiding. Plaintiff M&R Garage 94, Inc. ("M&R") was present and represented by Derek A. Coulter and Robert T. Tateoka. Defendant Sandy City ("City") was presented and represented by George A. Hunt and John M. Zidow of Williams & Hunt. Witnesses were sworn and testified, documentary exhibits were offered and admitted and counsel argued their respective positions to the Court. The matter was taken under advisement at the close of trial and on July 26, 2016, the Court entered its Memorandum Decision, Findings of Fact and Conclusions of Law.

NOW, THEREFORE, based on the foregoing this Court hereby ADJUDGES AND DECREES as follows:

1. As among the parties to this action, title to the following real property located in Salt Lake County, State of Utah, is hereby quieted in M&R:

A parcel of land situate in the Southeast Quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian being that portion of a parcel of land described by Warranty Deed recorded October 2, 2007 found as Entry No. 10238037 in Book 9521 at Page 7358 in the office of the Salt Lake County recorder, which is described in said Warranty Deed as "LESS AND EXCEPTING therefrom any portion

lying within the East Jordan Canal and the East Jordan Canal Company Right of Way." said excepted portion is described by metes and bounds as follows:

Beginning at a point on the North Right of Way line of 9400 South Street; said point being West 363.00 feet and North 78.45 feet from the Southeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 88°25'42" West along said North Right of Way line of 9400 South Street 40.52 feet, more or less, to the location of an old chain link fence line which has for many years defined the westerly line of the East Jordan Canal right-of-way; thence along said westerly line of said East Jordan Canal right-of-way, defined by said chain link fence, North 8°05'46" East 51.85 feet, more or less, to intersect grantor's northerly boundary; thence along said northerly boundary, South 67°34'10" East 35.92 feet; thence along grantor's easterly boundary, South 38.74 feet to the point of beginning.

The above described portion of land contains approximately 1,687 square feet in area or 0.039 acre.

2. The quiet title counterclaim of the City is denied, and the same shall be and is hereby dismissed with prejudice.

END OF DECREE

{Per Rule 10(e) Utah R. Civ. Pro, the signature of the Court appears at the top of the first page of this Decree.}

I hereby certify that a true and correct copy of the attached [proposed] **DECREE QUIETING TITLE** in Case 140906817 before the Third Judicial District Court for Salt Lake County, State of Utah, was served upon the parties listed below via electronic notification by the Clerk of Court on the 19th day of December, 2016.

Counsel for Plaintiff & Counter-defendant

Derek A. Coulter

Robert T. Tateoka

COULTER TATEOKA, P.C.

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/S/ Vaida Mikulis
Paralegal