

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Mountain America Federal Credit Union
7181 S. Campus View Dr.
West Jordan, UT 84084

12415018
11/17/2016 12:54:00 PM \$12.00
Book - 10501 Pg - 259-260
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Tax Parcel No. 27-12-401-033

File 73702-AP

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, the Redevelopment Agency of Sandy City, a Utah political subdivision (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor and no one else, to Mountain America Federal Credit Union, (the "Grantee"), whose address is 7181 S. Campus View Dr. West Jordan, UT 84084, that certain parcel of real property in the County of Salt Lake, State of Utah, more particularly described as follows:

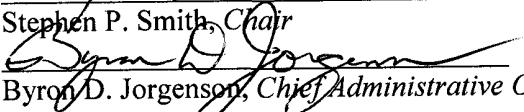
All of Lot 1, Sandy Gardner Office Park according to the official plat thereof, dated July 9, 2015, and recorded on July 13, 2015, as Entry No. 12089960 in Book 2015P at Page 160, in the Office of the Salt Lake County Recorder.

SUBJECT ONLY TO: those certain Permitted Encumbrances described in "Exhibit 1" hereto and incorporated herein by reference.

Grantor has executed this Deed on this 16th day of November 2016.



REDEVELOPMENT AGENCY OF SANDY CITY,
a Utah political subdivision


Stephen P. Smith, Chair

Byron D. Jorgenson, Chief Administrative Officer

In the County of Salt Lake, State of Utah, the foregoing instrument was acknowledged before me, a Notary Public, this 16th day of November, 2016, by Byron D. Jorgenson, *Chief Administrative Officer*, and Stephen P. Smith, *Chair*, of the Grantor.


Michael P Chabries
Notary Public

SLC_3033894.1

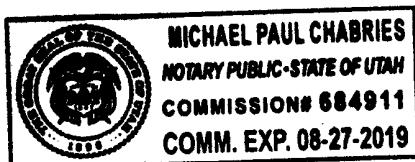


EXHIBIT "1"

Permitted Encumbrances

1. Taxes for the current year which are a lien that is not yet due and payable.
2. Said property is located within the boundaries of Sandy City, and is subject to any assessments thereof; provided, not such assessments are a lien that is currently due and payable.
3. Easements, notes and restrictions as shown on the plat entitled SANDY GARDNER OFFICE PARK, according to the official plat thereof, as dated July 9, 2015 and recorded July 13, 2015 as Entry No. 12089960 in Book 2015P at Page 160, in the office of the Salt Lake County Recorder.
4. Easement in favor of the City of Sandy for a perpetual easement for the purpose of roadway construction for Project No. ES193597 and incidental purposes, by instrument dated August 29, 1997 and recorded September 18, 1997, as Entry No. 6742432, in Book 7760, at Page 2727.
5. Right of Way Easement in favor of PacifiCorp, an Oregon corporation for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wire, fibers, cables and other conductors and conduits thereof; and pads, transformers, switches, vaults and cabinets; and the right to excavate and refill trenches thereof and incidental purposes, by instrument dated July 2, 2001 and recorded August 20, 2001, as Entry No. 7980150, in Book 8491, at Page 3294.
6. Notice of Adoption of Redevelopment Plan Entitled "Civic Center North Neighborhood Development Plan", recorded July 25, 1990 as Entry No. 4944252 in Book 6239 at Page 202.

When recorded return to:
Mountain America Federal Credit Union
7181 S. Campus View Drive
West Jordan, Utah 84084

12753392
04/16/2018 10:48 AM \$14.00
Book - 10665 Pg - 1744-1746
ADAM GARDNER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY RECORDER
ATTN: MOLLY SPIRA
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: BAA, DEPUTY - WI 3 P.

QUIT CLAIM DEED

Parcel No. 27-12-402-033

MOUNTAIN AMERICA FEDERAL CREDIT UNION, a non-profit corporation organized and existing under the laws of the State of Utah with its principal office at 7181 South Campus View Drive, West Jordan, Utah 84084, of Salt Lake County, State of Utah, **AND SANDY CITY**, a municipal corporation of the State of Utah, of 10000 Centennial Parkway, Sandy, Salt Lake County, Utah 84070, **GRANTORS**, hereby QUIT CLAIM to **MOUNTAIN AMERICA FEDERAL CREDIT UNION**, a non-profit corporation organized and existing under the laws of the State of Utah with its principal office at 7181 South Campus View Drive, West Jordan, Utah 84084, of Salt Lake County, State of Utah, **GRANTEE**, for the sum of --TEN--- dollars and other good and valuable consideration, the following described tract of land located in Salt Lake County, State of Utah, to-wit:

(LOT 101, SANDY GARDNER OFFICE PARK AMENDED)

A portion of SANDY GARDNER OFFICE PARK, according to the official plat thereof, recorded July 13, 2015 as Entry No. 12089960 in Book 2015P of plats at Page 160 in the office of the Salt Lake County Recorder, being the proposed Lot 101 of the proposed SANDY GARDNER OFFICE PARK AMENDED, located in the Southeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Monroe Street (240 West) as dedicated by said SANDY GARDNER OFFICE PARK, said point lies North 89°40'00" East 92.57 feet to a Salt Lake County Survey monument in State Street, South 0°08'34" East 913.26 feet along the monument line in State Street and West 1845.73 feet from the unmarked location of the East Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian;

thence South $89^{\circ}56'47''$ West 53.76 feet;
thence South $0^{\circ}03'12''$ East 29.50 feet;
thence South $89^{\circ}56'48''$ West 520.91 feet;
thence along the westerly boundary of said SANDY GARDNER OFFICE PARK and the easterly right-of-way line of Interstate 15 the following two (2) courses:
(1) Northwesterly 802.64 feet along the arc of a 34,252.50 foot-radius non-tangent curve to the right whose center bears North $86^{\circ}46'22''$ East, has a central angle of $1^{\circ}20'33.4''$ and a chord bearing and length of North $2^{\circ}33'21''$ West 802.62 feet;
(2) North $3^{\circ}03'00''$ East 325.28 feet to intersect the southwesterly right-of-way line of Monroe Street as dedicated by said SANDY GARDNER OFFICE PARK;
thence along said southwesterly right-of-way line the following three (3) courses:
(1) Southeasterly 456.36 feet along the arc of a 381.50 foot-radius non-tangent curve to the left whose center bears North $81^{\circ}28'03''$ East, has a central angle of $68^{\circ}32'18''$ and a chord bearing and length of South $42^{\circ}48'06''$ East 429.63 feet to a point of reverse curvature;
(2) Southeasterly 271.92 feet along the arc of a 284.50 foot-radius reverse curve to the right whose center bears South $12^{\circ}55'45''$ West, has a central angle of $54^{\circ}45'47''$ and a chord bearing and length of South $49^{\circ}41'21''$ East 261.69 feet to a point of tangency;
(3) South $22^{\circ}18'28''$ East 152.40 feet to a point of curvature;
thence Southwesterly 20.664 feet along the arc of a 35.00 foot-radius non-tangent curve to the left whose center bears South $9^{\circ}09'05''$ West, has a central angle of $33^{\circ}49'42''$ and a chord bearing and length of South $82^{\circ}14'14''$ West 20.366 feet to a point of tangency;
thence South $65^{\circ}19'24''$ West 53.00 feet;
thence South $68^{\circ}04'40''$ West 200.39 feet;
thence South 235.50 feet;
thence West 124.00 feet;
thence South 125.07 feet;
thence North $89^{\circ}59'00''$ East 277.30 feet;
thence North $89^{\circ}43'00''$ East 77.00 feet;
thence North $85^{\circ}08'00''$ East 50.50 feet;
thence North $88^{\circ}54'00''$ East 17.39 feet to intersect the westerly right-of-way line of said Monroe Street;
thence along said westerly right-of-way line, South $0^{\circ}07'52''$ East 15.91 feet to the Point of Beginning.

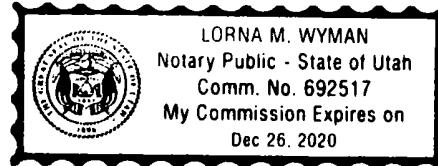
The above-described tract of land contains 7.596 acres, more or less.

WITNESS the hand of said Grantor, this 26 day of March, 2018.

MOUNTAIN AMERICA FEDERAL CREDIT UNION

Sterling Nielsen
Sterling Nielsen, President/CEO

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



On the 26 day of March, 2018, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake in the State of Utah, Sterling Nielsen who, being by me duly sworn, did say that he is the President/CEO of Mountain America Federal Credit Union, a Utah non-profit corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Sterling Nielsen duly acknowledged to me that said corporation executed the same.

Lorna M. Wyman
Notary Public

Residing in Salt Lake Co.

My Commission Expires: 12/26/2020

When recorded return to:
Mountain America Federal Credit Union
7181 S. Campus View Drive
West Jordan, Utah 84084

12772046
05/15/2018 10:36 AM \$0.00
Book - 10674 Pg - 4565-4566
ADAM GARDNER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY RECORDER
10000 CENTENNIAL PKWY
SANDY UT 84070
BY: RWA, DEPUTY - W1 2 P.

QUIT CLAIM DEED

Parcel No. 27-12-402-033

SANDY CITY, a municipal corporation of the State of Utah, of 10000 Centennial Parkway, Sandy, Salt Lake County, Utah 84070, **GRANTORS**, hereby QUIT CLAIM to
MOUNTAIN AMERICA FEDERAL CREDIT UNION, a non-profit corporation organized and existing under the laws of the State of Utah with its principal office at 7181 South Campus View Drive, West Jordan, Utah 84084, of Salt Lake County, State of Utah, **GRANTEE**, for the sum of -- -TEN--- dollars and other good and valuable consideration, the following described tract of land located in Salt Lake County, State of Utah, to-wit:

All of Lot 101, SANDY GARDNER OFFICE PARK AMENDED, according to the official plat thereof, recorded April 16, 2018 as Entry No. 12753394 in Book 2018P of plats at Page 166 in the office of the Salt Lake County Recorder.

The above-described Lot contains approximately 330,897 square feet in area or 7.596 acres.

SUBJECT TO easements, agreements, covenants or restrictions appearing of record or enforceable in law and equity.

WITNESS the hand of said Grantor, this 7th day of MAY, 2018.



SANDY CITY CORPORATION

Kurt Bradburn, Mayor

Molly Spira, City Recorder

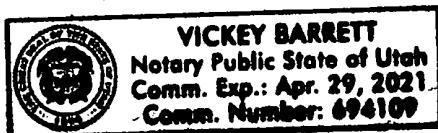
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 7 day of May, 2018, personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake in the State of Utah, Kurt Bradburn and Molly Spira, who being by me duly sworn, did say that they are the Mayor and City Recorder, respectively, of Sandy City, a municipal corporation of the State of Utah, and said persons acknowledged to me that said municipal corporation executed the same.

Vickey Barrett
Notary Public

Residing in Salt Lake County

My Commission Expires: April 29, 2021



12792053
6/15/2018 11:26:00 AM \$16.00
Book - 10684 Pg - 4798-4801
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

[Mountain America Credit]
7181 S. Campus View Drive
West Jordan, UT 84084
Escrow No. 902127
Tax Parcel No. 27-12-402-042-0000

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, Sandy City, a Utah municipal corporation (the "Grantor"), hereby conveys and warrants against all who claim by, through, or under the Grantor, and no one else, to Mountain America Federal Credit Union (the "Grantee"), whose address is 7181 S. Campus View Dr. W, UT 84084 that certain parcel of real property in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit 1 attached hereto and incorporated herein.

SUBJECT TO ALL THE MATTERS REFERENCED IN THE ATTACHED EXHIBIT 2.

Grantor has executed this Deed on this 13 day of June, 2018.

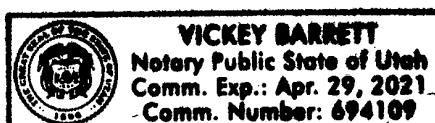
ATTEST:

Wendy L. [Signature]
City Recorder, Deputy



Kurt Blackburn, Mayor

In the County of Salt Lake, State of Utah, the foregoing instrument was
acknowledged before me, a Notary Public, this 13 day of June, 2018, by
Kurt Blackburn, of the Grantor:



Vickie Barrett
Notary Public

SLC_3550456.3

SLC_3551521.1

Exhibit 1 to Special Warranty Deed

Beginning at a point on the westerly right-of-way line of Monroe Street (240 West) and the easterly boundary of Lot 3, SANDY GARDNER OFFICE PARK, recorded July 13, 2015 as Entry No. 12089960 in Book 2015P of plats at Page 160 in the office of the Salt Lake County Recorder, said point lies North 89°40'00" East 92.57 feet to a Salt Lake County Survey monument in State Street, South 0°08'34" East 913.26 feet along the monument line in State Street and West 1845.73 feet from the unmarked location of the East Quarter Corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary of said Lot 3 the following three (3) courses:

(1) South 89°56'48" West 53.76 feet;

(2) thence South 0°03'12" East 29.50 feet;

(3) thence South 89°56'48" West 520.91 feet to the southwest corner of said Lot 3;

thence along the westerly line of said Lot 3 and the easterly right-of-way line of Interstate 15, Northwesterly 58.03 feet along the arc of a 34,252.50 foot-radius non-tangent curve to the right whose center bears North 86°46'22" East, has a central angle of 0°05'49" and a chord bearing and length of North 3°10'43" West 58.03 feet;

thence East 155.81 feet;

thence South 17.07 feet to the northerly edge of the existing concrete curb and gutter;

thence along said northerly edge of the existing concrete curb and gutter, North 89°59'00" East 277.31 feet;

thence North 89°43'00" East 77.00 feet;

thence along the northerly edge of the existing concrete curb and gutter the following two (2) courses:

(1) North 85°08'00" East 50.50 feet;

(2) North 88°54'00" East 17.39 feet to intersect the westerly right-of-way line of Monroe Street and the easterly boundary of Lot 2 of said SANDY GARDNER OFFICE PARK; thence along said westerly right-of-way line, South 0°07'52" East 15.91 feet to the Point of Beginning.

The above-described area contains approximately 24,693 square feet or 0.567 acre.

Tax Parcel ID No. 27-12-402-042-0000

SLC_3550456.3

SLC_3551521.1

Exhibit 2 to Special Warranty Deed

[to be inserted]

SLC_3550456.3

SLC_3551521.1

EXHIBIT B

Map Depicting the General Location of the Land

