

12356901
9/1/2016 2:12:00 PM \$14.00
Book - 10471 Pg - 8449-8451
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

<p>RECORDED AT THE REQUEST OF:</p> <p>Oquirrh West II, LLC 126 West Sego Lily Drive, Suite 250 Sandy, Utah 84070</p>	<p>Space above for County Recorder's use</p>
--	--

SPECIAL WARRANTY DEED

OQUIRRH WEST, LLC, a Utah limited liability company (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to OQUIRRH WEST II, LLC, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See attached Exhibit “A”,

TAX #: 20-28-400-005-4001, 20-28-400-005-4002

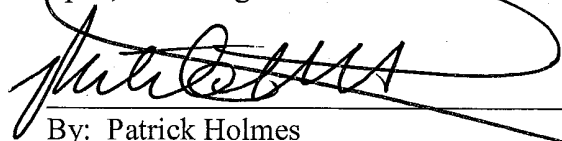
TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 1 day of SEPTEMBER, 2016.

GRANTOR:

OQUIRRH WEST, LLC, a Utah limited liability company

By: HHH Real Estate, LLC, a Utah limited liability company, its Manager

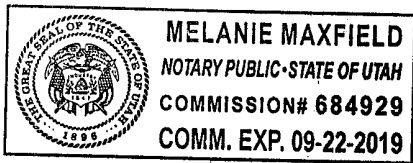



By: Patrick Holmes
Its: Manager

**ACCOMMODATION RECORDING ONLY.
MERIDIAN TITLE COMPANY MAKE NO REPRESENTATION
AS TO CONDITION OF TITLE, PRIORITY OF LIEN, NOR
DOES IT ASSUME ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECT OF DOCUMENT.**

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

The foregoing instrument was acknowledged before me this 1 day of September 2016, by Patrick Holmes, as Manager of HHH Real Estate, LLC, a Utah limited liability compan, the Manager of Oquirrh West, LLC, a Utah limited liability company.





Notary Public

EXHIBIT "A"

PROPERTY

Commencing at the South quarter corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence South $89^{\circ}51'36''$ West 746.54 feet along the South line of said Section 27 to the West right of way line of State Road No. 111; thence North $08^{\circ}01'24''$ East 81.35 feet along said West right of way line to the point of beginning; thence coincident with that certain parcel of land transferred to Kennecott Corporation by that certain Warranty Deed recorded as Entry No. 4712195, in Book 6088, at Page 258 of Salt Lake County Records of the following 6 (six) courses along the North line of said parcel: (1) South $89^{\circ}54'47''$ West 163.52 feet (Deed 165.57 feet) (2) South $89^{\circ}06'37''$ West 1901.11 feet (3) North $88^{\circ}33'16''$ West 1493.91 feet to a non tangent curve (4) Northwesterly 207.02 feet along the arc of a 400.00 foot radius curve to the left, (center bears South $54^{\circ}25'54''$ West) through a central angle of $29^{\circ}39'12''$ (5) North $65^{\circ}50'02''$ West 372.18 feet (6) North $71^{\circ}16'17''$ West 241.67 (Deed 289.91 feet) feet to the Easterly line of the Kennecott Railroad right of way as shown on the Retracement and Resurvey of Part of the Kennecott Copperton Railroad Alignment and Right of Way survey on record with Salt Lake County (#S 02-05-0254); thence coincident the following 5 (5) courses with said East right of way line: (1) Northeasterly 383.15 feet along the arc of a 1958.70 foot radius curve to the right, (center bears South $54^{\circ}26'02''$ East) through a central angle of $11^{\circ}12'29''$ (2) North $43^{\circ}13'33''$ West 75.00 feet (3) Northeasterly 1118.68 feet along the arc of a 2033.70 foot radius curve to the right, (center bears South $43^{\circ}13'33''$ East) through a central angle of $31^{\circ}31'00''$ (4) North $78^{\circ}17'27''$ East 2900.26 feet (5) Northeasterly 576.64 feet along the arc of a 2341.86 foot radius curve to the left, (center bears North $11^{\circ}42'33''$ West) through a central angle of $14^{\circ}06'29''$ to the West right of way of said State Road No. 111; thence along said West right of way South $08^{\circ}01'24''$ West 2013.82 feet to the point of beginning.