

Mail Recorded Deed and Tax Notice To:
Castlewood Development, Inc., a Utah corporation
6900 South 900 East #130
Midvale, UT 84047

13379816
8/31/2020 2:51:00 PM \$40.00
Book - 11010 Pg - 904-907
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 120095-JHP

WARRANTY DEED

Craig P. Arrington, Successor Trustee of The Arrington Family Trust dated July 26, 1991

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Castlewood Development, Inc., a Utah corporation

GRANTEE(S) of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-20-277-022 and 22-20-277-021 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 31st day of August, 2020.

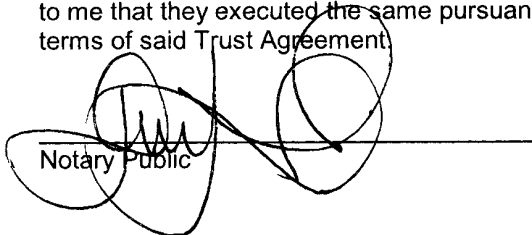
The Arrington Family Trust dated July 26, 1991

BY: Craig P. Arrington
Craig P. Arrington
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st day of August, 2020, personally appeared before me Craig P. Arrington, Trustee(s) of The Arrington Family Trust dated July 26, 1991, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.


Notary Public

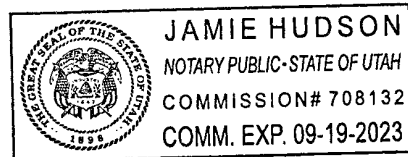


EXHIBIT A
Legal Description

PARCEL 1:

Commencing at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 159.54 feet; thence South 00°45'00" West 60.32 feet; thence North 86°51'00" East 49.80 feet; thence South 00°45'00" West 31.50 feet; thence North 86°51'00" East 110.56 feet; thence North 00°30'00" East 82.67 feet to the point of commencement.

LESS AND EXCEPTING that portion conveyed to Salt Lake County described as a parcel of land situated in the Southeast quarter of the Northeast quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point 960.79 feet North and 453.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 33.00 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West (South 89°26'00" West as platted) 22.27 feet along the right-of-way of Matthew Avenue to a point on a curve to the right; thence 23.83 feet along the arc of a curve, with a central angle of 91°02'06", a radius of 15.00 feet, and a chord bearing of South 45°02'57" East; thence South 00°28'06" West 67.71 feet; thence North 86°51'00" East 7.01 feet; thence North 00°30'00" East (North 00°28'06" East as platted) 82.67 feet to the point of beginning.

PARCEL 1A:

A right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet; thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 33.00 feet to the point of commencement.

PARCEL 2:

Commencing at a point 961.23 feet North and 612.82 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet and North 89°50'00" West 192.54 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 69.20 feet; thence South 00°45'00" West 95.82 feet; thence North 86°51'00" East 119.05 feet; thence North 00°45'00" East 31.50 feet; thence South 86°51'00" West 49.80 feet; thence North 00°45'00" East 60.32 feet to the point of commencement.

PARCEL 2A:

A right of way over the following described property:

Commencing at a point in the center of 1300 East Street 960.69 feet North and 420.28 feet West from the East quarter corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, which point is also North 00°30'00" East 265.99 feet from the intersection of the center line of 1300 East Street and the North line of the Jordan and Salt Lake City Canal; and running thence North 89°50'00" West 261.74 feet; thence South 89°58'00" West 299.70 feet; thence South 89°26'00" West 314.85 feet; thence North 00°01'00" East 33.00 feet; thence North 89°26'00" East 315.30 feet; thence North 89°58'00" East 299.85 feet; thence South 89°50'00" East 261.60 feet; thence South 00°30'00" West 30.00 feet to the point of commencement.