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08/10/2015 11:15 AM \$21.00
Book - 10351 Pg - 1417-1420
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
YORK HOWELL
6405 S 3000 E STE 150
SLC UT 84121
BY: LTA, DEPUTY - MA 4 P.

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA
York Howell & Guymon, Attorneys at Law
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121
Telephone: (801) 527-1040

Grantee Address:

2375 East Creek Road
Cottonwood Heights, Utah 84093

Parcel No: 27-15-177-033,
27-15-177-007, and 27-15-177-008

Special Warranty Deed

IOANNIS LYHNAKIS, husband and wife as joint tenants, Grantor, of Salt Lake County, State of Utah, hereby conveys and warrants to **VGM HOLDINGS LLC**, a Utah limited liability company, Grantee of 2375 East Creek Road, Cottonwood Heights, Utah 84093, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the following described tract(s) of land in **Salt Lake County, State of Utah**:

PARCEL 1:

Beginning at a point on the South line of Fabric Center Subdivision filed for record in the office of the Salt Lake County Recorder on June 13, 2001 as Entry No. 7921154 in Book 2001P of Plats at Page 151 of official records, said point also being the Northwest corner of that certain property currently owned by Marie Holt, which point is located South 481.00 feet and West 333.05 feet, more or less, from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°53'39" West 60.684 feet, more or less, along the South line of said Fabric Center Subdivision to a point which is North 89°53'39" East 16.80 feet, more or less, from the Southwest corner of said Fabric Center Subdivision, said point also being on the East line of the proposed Jordan Haven No. 3 Subdivision; thence South 00°08'42" East 170.62 feet, more or less, along said East line to a point on an existing fence line, said point also being on the Westerly line of that certain property conveyed to Phil T. Bennett and Marilyn A. Bennett, as Trustees of The Bennett Family Trust, dated April 18, 2001, in that certain Warranty Deed recorded April 24, 2001 as Entry No. 7877237 in Book 8448 at Page 7215 of official records; thence Northeasterly 44.60 feet, more or less, along said fence line and Westerly line to the

Southwest corner of the aforementioned Marie Holt property; thence North 20°35'00" East 136.56 feet, more or less, along the Westerly line of said Marie Holt property to the point of beginning.

ALSO:

Beginning 481.0 feet South of the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 127.85 feet, more or less; thence West 381.0 feet, more or less; thence North 20°35' East 136.56 feet, more or less; thence East 333.05 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM that certain property conveyed to the Utah Department of Transportation under that certain Warranty Deed recorded October 4, 2002 as Entry No. 8377361 in Book 8661 at Page 2750 of official records, which property is more particularly described as follows:

A parcel of land in fee for the purpose of widening Redwood Road, known as Project No. 0068, being part of an entire tract of property situate in the Southeast quarter and Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 481.00 feet South along the quarter section line from the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 15 and running thence South 127.85 feet along said quarter section line to the Southeast corner of said entire tract; thence West 52.77 feet along the Southerly boundary line of said entire tract to a point 53.00 feet perpendicularly distant Westerly from the centerline of said Redwood Road, opposite Engineers Station 493+91.16; thence North 00°01'20" East 127.85 feet to the Northerly boundary line of said entire tract; thence East 52.72 feet along said Northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 2:

Beginning at a point which is South along the section line 608.85 feet from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 379.50 feet to the East right of way line of the Salt Lake & Utah Railroad;

thence South 20°56'52" West along said East line 76.02 feet; thence East 406.68 feet; thence North 71 feet to the point of beginning.

PARCEL 3:

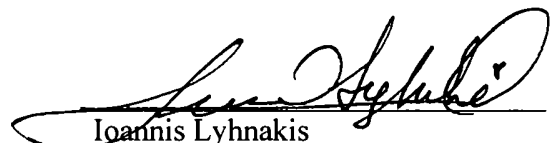
Beginning at a point which is South along the section line 679.85 feet from the Northeast corner of the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 406.68 feet to the East line of the Salt Lake & Utah Railroad; thence South 20°56'52" West along said East line 76.02 feet; thence East 433.86 feet; thence North 71.00 feet to the point of beginning.

LESS AND EXCEPTING from Parcels 2 and 3 the following described parcel:

Part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

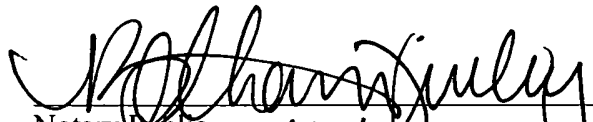
Beginning at the Northeast corner of said entire tract, which point is 608.85 feet South along the quarter section line from the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 15 and running thence West 52.77 feet along the Northerly boundary line of said entire tract, to a point 53.00 feet perpendicularly distant Westerly from the centerline of said Redwood Road, opposite Engineers Station 493+91.16; thence South 00°01'20" West 142.00 feet to the Southerly boundary line of said entire tract; thence East 52.83 feet along said Southerly boundary line to the quarter section line and Southeast corner of said entire tract; thence North 142.00 feet along said quarter section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

WITNESS the hand of said Grantor as of the 24th day of June, 2015.


Ioannis Lyhnakis

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

On the 29th day of June, 2015, personally appeared before me, **Ioannis Lyhnakis**, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing at: Salt Lake County, Utah

