

9250770

F64149

WHEN RECORDED, MAIL TO:

Miller Family Real Estate
9350 South 150 East, #1000
Sandy, Utah 84070

9250770

12/16/2004 9:40:00 AM \$22.00

Book - 9073 Pg - 4136-4139

Gary W. Ott

Recorder, Salt Lake County, UT

FOUNDERS TITLE

BY: eCASH, DEPUTY - EF 4 P.

Space Above for Recorder's Use

QUIT CLAIM DEED

LAWRENCE H. MILLER, grantor,
of 9350 South 150 East, Suite 1000, Sandy, Utah 84070

hereby CONVEYS and QUIT CLAIMS to MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, grantee, of 9350 South 150 East, #1000, Sandy, Utah 84070

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Parcel 1:

The East 10 feet of Lot 1 and all of Lot 2, Ark Subdivision, according to the official plat thereof, filed in Book "77-1" of Plats, at Page 20, of the Official Records of the Salt Lake County Recorder.
Sidwell No. 27-01-251-021

Parcel 2:

A non-exclusive 25.00 foot wide right-of-way limited to use in connection with adjoining property to which it is appurtenant, and the center line of which is described as follows:

Beginning on the North line of 9000 South Street, said point being South 89°53' West along the center line of 9000 South Street 1866.81 feet and North 0°07' West 73.00 feet from an existing monument in the intersection of 9000 South and State Street, said point being also North 162.60 feet and East 869.86 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0°07' West 214.50 feet; thence South 89°53' West 444.00 feet, more or less, to the Easterly line of 240 West Street.
Sidwell No. 27-01-251-027

Located at 224 West 9000 South Street, Sandy, Utah 84070.
AND

F64149

Parcel 1:

BEGINNING on the North right of way line of 90th South Street said point being South 89°53'00" West along the centerline of 90th South Street 1441.17 feet and North 00°07'00" West 73.00 feet from an existing monument in the intersection of 9000 South and State Streets, said point also being North 163.39 feet and East 1295.00 feet from the center of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°07'00" West 527.18 feet; thence South 89°53'00" West 413.14 feet; thence South 00°07'00" East 527.18 feet; thence North 89°53'00" East 413.14 feet to the point of beginning.

Less and Excepting therefrom the following described property:

A parcel of land in fee for a connector road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Northerly Right of Way line of 9000 South Street at the Southeast corner of said entire tract, which point is 439.269 meters South 89°53'00" West along the monument line in said 9000 South Street and 22.250 meters North 00°07'00" West from a Salt Lake County Monument in the intersection of 9000 South Street and State Street (Note: said point of beginning is also 394.716 meters (by deed, but 397.313 meters by measurement) East and 49.801 meters (by deed, but 50.562 meters by measurement) North from the center of Section 1), said point of beginning being 8.967 meters perpendicularly distant Westerly from the centerline of said connector road known as Monroe Street North of said project at Engineer Station 12 + 016.237; and running thence North 00°07'00" West 8.000 meters along the Easterly boundary line of said entire tract to a point 8.939 meters perpendicularly distant Westerly from said centerline at Engineer Station 12 + 024.237; thence South 44°53'00" West 11.314 meters to the Southerly boundary line of said entire tract and the Northerly right of Way line of 9000 South Street; thence North 89°53'00" East 8.000 meters along said Southerly boundary line and Northerly Right of Way 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.

Also, less and excepting therefrom the following described property:

A parcel of land in fee for a connector road incident to the reconstruction of a freeway known as Project No. 15-7, being part of an entire tract of property situate in the Southwest quarter of the Northeast quarter of Section 1,

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 439.269 meters South 89°53'00" West along the monument line in 9000 South Street and 182.935 meters North 00°07'00" West from a Salt Lake County monument in the intersection of said 9000 South Street and State Street (Note: said point of beginning is also 396.986 meters North 89°58'43" East along the quarter section line and 211.097 meters North from the center of said Section 1), said point of beginning being 8.401 meters perpendicularly distant Westerly from the centerline of said connector road known as Monroe Street North of said project at Engineer Station 12 + 176.921; and running thence South 00°07'00" East 9.010 meters along the Easterly boundary line of said entire tract to a point which is 8.432 meters perpendicularly distant Westerly from the centerline of said connector road at Engineer Station 12 + 167.911; thence North 45°07'00" West 12.742 meters to the Northerly boundary line of said entire tract at a point 9.445 meters perpendicularly distant Southerly from the centerline of said connector road known as 8920 South Street of said project at Engineer Station 18 + 408.844; thence North 89°53'00" East 9.010 meters along said Northerly boundary line parallel to said centerline 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.
Sidwell No. 27-01-251-022

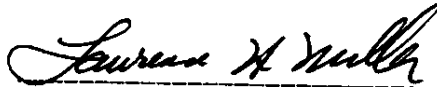
Parcel 2:

BEGINNING at a point on the North line of 8920 South Street, said point being West 1474.93 feet and North 657.55 feet from the brass cap monument located at the intersection of 9000 South Street and State Street, said monument being South 89°50'20" East 94.93 feet and North 00°02'55" West 95.06 feet from the East quarter corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the North line of 8920 South Street the following five (5) courses: South 89°53'49" West 597.11 feet; North 88°04'13" West 143.38 feet; Northwesterly along the arc of a 457.05 foot radius non tangent curve to the right, through a central angle of 50°03'00", a distance of 399.25 feet to a point of non tangency (chord bears North 65°04'40" West 386.677 feet); North 26°03'54" West 138.34 feet; North 16°07'51" West 15.94 feet; thence North 89°58'32" East 1166.67 feet to a point on the proposed West line of Monroe Street; thence along said proposed West line the following six (6) courses: South 00°10'14" West 9.21 feet; South 00°00'21" East 17.92 feet to a point of curvature with a 1014.24 foot radius curve to the left; Southeasterly along the arc of said curve, through a central angle of 06°13'03", a distance of 110.06 feet; South 06°13'24" East 96.84 feet to a point of curvature with a 462.12 foot radius curve to the right; Southeasterly along the arc of said curve,

through a central angle of 05°24'45" a distance of 43.66 feet to a point of non tangency; and South 44°32'00" West 42.07 feet to the North line of 8920 South Street and the point of beginning.
Sidwell Nos. 27-01-251-034 and 27-01-251-035.

Located at 200 West 9000 South Street, Sandy, Utah 84070.

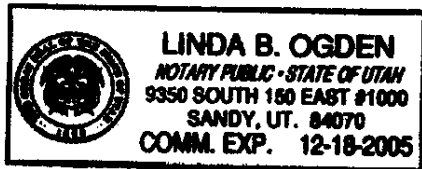
WITNESS, the hand of said grantor, this 6th day of December, 2004



Lawrence H. Miller

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

On the 6th day of Dec 2004, personally appeared before me Lawrence H. Miller, who being by me duly sworn, did say that he signed the within and foregoing instrument for the purposes therein set out.


NOTARY PUBLIC