

WHEN RECORDED RETURN TO:  
Sandy City Recorder  
10000 Centennial Parkway  
Sandy, Utah 84070

13213909  
03/10/2020 03:44 PM \$0.00  
Book - 10908 Pg - 1631-1632  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SANDY CITY  
10000 CENTENNIAL PARKWAY  
SANDY UT 84070  
BY: DSP, DEPUTY - MA 2 P.

Parcel ID# 22-29-427-020-0000

### Warranty Deed of Dedication

Union Peaks, LLC, a limited liability company of the State of Utah, Grantor, does hereby convey and warrant to Sandy City Corporation, a Utah municipal corporation, Grantee, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the following-described parcel of land in Salt Lake County, State of Utah, to-wit:

(See "Exhibit A," attached hereto and made a part hereof.)

This deed is given to dedicate and convey the above property to Grantee for public and utility purposes, which property shall become a part of Union Park Avenue, a public street in Sandy City, Utah.

In witness whereof, Grantor has caused this instrument to be executed by its proper officers,

thereunto duly authorized, this 4<sup>th</sup> day of MARCH, A.D. 2020.

STATE OF UTAH            )  
  : SS  
County of Salt Lake    )

By: [Signature]  
(Signature of Individual Authorized to Sign This Document)

#### LIMITED LIABILITY COMPANY (Complete if Signer represents an L.L.C.)

STATE OF UTAH            )  
  :SS  
County of Salt Lake    )

On this 4<sup>th</sup> day of March, A.D. 2020, personally appeared before me

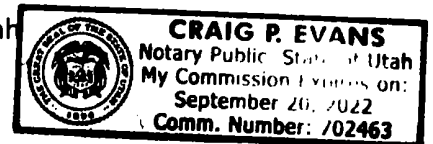
Stephen Broadbent, who, being by me duly sworn, did say that he/she is

the Manager of Union Peaks, LLC, a limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company, and that said limited liability company executed the same.

My Commission Expires:

09/20/2022

[Signature]  
NOTARY PUBLIC  
Residing in Salt Lake Co., Utah



## **Exhibit A**

Beginning at the Western most corner of Lot 5, OVERLOOK AT UNION POINT SUBDIVISION, said point being North 00°07'04" East along the section line 1544.96 feet and West 1162.87 feet from the Southeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence, along the Northerly boundary line of said Lot 5, North 40°00'00" East 6.29 feet; thence South 50°00'00" East 336.14 feet; thence South 89°52'00" West 9.75 feet; thence North 50°00'00" West 328.681 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the boundaries of Union Park Avenue.