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Book - 10288 Pg - 7865-7867
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Tax notice to:

Grantee

1370 S. Creek Rd. #204
Sandy, UT. 84093

MNT File No.: 14070

Tax ID No.: 34-18-101-029

SPECIAL WARRANTY DEED

Gary Nelson, Trustee of the Gary M. Nelson, Ltd., Pension Plan, a Nevada Corporation

GRANTOR of Sparks, State of Nevada, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Lake City Capital XII, LLC, a Utah limited liability company

GRANTEE of Salt Lake County, Utah 14259 South Murdock Peak Drive, Herriman, UT 84096 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

Beginning at the Northwest corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89 deg. 51'23" East 1023.00 feet along the North section line of said section; thence South 45 deg. 06'23" West 1453.039 feet to the West section line of said Section; thence North 00 deg. 21'24" East 1023.00 feet along said section line to the point of beginning.

Less and excepting therefrom, the following described property:

Lots 1 through 28, inclusive, Dearbourne Heights P.U.D., Phase 1, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office. Together with a right of use and easement in and to the private roads and common areas contained in said Dearbourne Heights P.U.D., Phase 1, which is appurtenant to said Lots 1 through 6 and 23 through 28.

Parcel 1A:

A non-exclusive perpetual easement on, over, across and through the following described property, as set forth in that certain Access and Utilities Easement by and between Metropolitan Water District of Salt Lake and Sandy, as Grantor, and DH-Draper, LLC, as Grantee, recorded December 03, 2002, as Entry No. 8444036, in Book 8696, at Page 3077, of official records.

Beginning at the Southeast corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00 deg. 21'24" West, 350.00 feet along the section line; thence North 89 deg. 38'36" West, 15.00 feet; thence North 00 deg. 21'24" East, 300.00 feet; thence North 12 deg. 03'03" West, 51.20 feet; thence North 00 deg. 27'52" East, 480.51 feet to the Northern property line of the parcel owned by the Metropolitan Water District; thence North 70 deg. 18'40" East 27.70 feet along said Northern property line to a point on the East section line of Section 12; Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 00 deg. 27'52" West 490.00 feet along the section line to the point of beginning.

Parcel 1B:

A non-exclusive temporary easement on, over, across and through the following described property, as set forth in that certain Access and Utilities Easement (Temporary) by and between Sorenson Associates, L.L.C. and Alliance Capital Development, LLC, as Grantor, and DH-Draper, LLC, as Grantee, recorded December 03, 2002, as Entry No. 8444037, in Book 8696, at Page 3081, of official records, amended by Amendment to Access and Utility Easement recorded October 3, 2003, as Entry No. 8842800, in Book 8923, at Page 5881, of official records, and Affidavit of Correction recorded December 15, 2003, as Entry No. 8924169, in Book 8923, at Page 5880, of official records.

Beginning at the Northwest corner of Lot 3, as shown on the subdivision plat entitled "South Pointe Commerce Center Subdivision," Book 2003P, at Page 6 in the office of the Salt Lake County Recorder, Township 4 south, Range 1 East; thence along the Northerly boundary of said subdivision North 60 deg. 19'24" East 855.68 feet to a point on a non-tangent 75.00 foot radius curve to the right, said point also being on the right of way of 65 East (radius bears North 28 deg. 45'41" East); thence along said curve and continuing along said right of way 125.11 feet, through a central angle of 95 deg. 34'29"; thence North 65 deg. 33'29" West, 11.00 feet to a point on a non-tangent 61.00 foot radius curve to the right (radius bears North 65 deg. 33'29" West); thence along said curve 48.17 feet, through a central angle of 45 deg. 14'41"; thence South 69 deg. 41'12" West 50.17 feet to a point on a 287.50 foot radius curve to the left (radius bears South 20 deg. 18'48" East); thence along said curve 147.28 feet, through a central angle of 26 deg. 21'05"; thence South 40 deg. 20'07" West 61.57 feet to a point on a 202.50 foot radius curve to the right (radius bears North 49 deg. 39'53" West); thence along said curve 70.64 feet, through a central angle of 19 deg. 59'18"; thence South 60 deg. 19'24" West 613.46 feet; thence South 29 deg. 40'36" East 48.55 feet; thence North 70 deg. 30'59" East 121.20 feet to the point of beginning.

Parcel 1C:

Together with a nonexclusive easement and right of way over Ann Arbor, Lansing Way and Dearborne View Drive for ingress, egress and other utilities as disclosed by that certain Agreement recorded January 8, 2013 as Entry No. 11551694 in Book 10095 at page 7163 of official records.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 13th day of January, 2015

Gary Nelson, Trustee of the Gary M. Nelson, Ltd., Pension Plan, a Nevada corporation

By: 

Name: GARY NELSON

Its: PRESIDENT

State of Nevada County of Washoe)ss:

On this date, January 13th 2015, personally appeared before me Gary Nelson who being by me duly sworn did say, that he is the President of Gary Nelson, Trustee of the Gary M. Nelson, Ltd., Pension Plan, a Nevada corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Gary Nelson acknowledged to me that said corporation executed the same.



Notary Public

