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10/16/2015 2:22:00 PM \$16.00
Book - 10370 Pg - 9639-9641
Gary W. Ott
Recorder, Salt Lake County, UT
TITLE GUARANTEE S JORDAN
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

GRANTEE

230 W 200 S STE 2202

SALT LAKE CITY, UT 84101

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

34-18-101-029
MPC- BEAUFONTAINE, LLC

grantor(s)

of SALT LAKE COUNTY

State of Utah, hereby QUIT CLAIM(S) to

LAKE CITY CAPITAL XII, LLC

grantee(s)

of SALT LAKE COUNTY

for the sum of ONE DOLLAR and other good and valuable consideration, the following described tract of land in SALT LAKE County, State of Utah, to-wit:

This deed is recorded to release Notice of Interest filed 04/14/2015 as Entry no. 12029635 book 10314 pg 4390-4391

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.
Tax Serial No. 34-18-101-029

WITNESS the hand(s) of said grantor(s), this ^{8th} day of October, 2015

Signed in the presence of

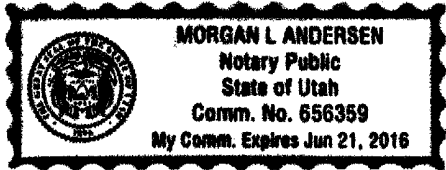
} Mark Moench
MARK MOENCH, MANAGER
MPC-BEAUFONTAINE, LLC

STATE OF UTAH

COUNTY OF SALT LAKE

} ss.

On the ^{8th} day of ^{oct} OCTOBER, 2015, personally appeared before me MARK MOENCH who being by me duly sworn, did say, each for himself, that he said MARK MOENCH is a Member of MPC-BEAUFONTAINE, LLC and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said MARK MOENCH duly acknowledged to me that said Limited Liability Company executed the same.



Morgan L. Andersen
Notary Public.