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7/5/2016 3:23:00 PM \$12.00
Book - 10449 Pg - 3806-3807
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

When recorded, mail to:
700 W 9th Avenue, LLC
6961 Villageriver Lane - Unit D6
Midvale, Utah 84047

File No. NCS-779534SLC1

Special Warranty Deed

Norton Property Management, LLC, as Grantor, do hereby CONVEY AND WARRANT against all claiming by, through or under them to 700 W 9th Ave, LLC, a Utah limited liability company at 6961 Villageriver Ln-Unit D6 as Grantee, of Salt Lake, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2016, and thereafter.

WITNESS the hand of said Grantor this 5th day of July, 2016.

Norton Property Management, LLC

By: S & H Feurer Investments, Ltd.,
Its: Member

Ralph Feurer

By:
Its: Managing Member

State of Utah }

:SS

County of Salt Lake

On the 5 day of July, 2016, personally appeared before me, Ralph Feurer who being duly sworn did say, for himself, that he is the managing member of S & H Feurer Investments, Ltd., which is a Member of Norton Property Management, LLC, a Utah limited liability company and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.



Cathy C. Prestwich
Notary Public

EXHIBIT 'A'

BEGINNING ON THE EAST LINE OF 700 WEST STREET, SAID POINT BEING NORTH ALONG THE SECTION LINE 203.40 FEET AND EAST 53.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 273.63 FEET TO THE SOUTH LINE OF THE STATE ROAD COMMISSION OF UTAH PROPERTY; THENCE FOLLOWING SAID SOUTH LINE EAST 268.00 FEET, AND NORTH 2.13 FEET AND EAST 99.00 FEET, AND NORTHEASTERLY ALONG A 190.00 FOOT RADIUS CURVE TO THE LEFT 149.22 FEET, AND NORTH 44°58'50" EAST 76.16 FEET, AND EAST 40.20 FEET, MORE OR LESS, TO THE WEST LINE OF THE O.S.L.R.R.; THENCE SOUTHWESTERLY ALONG SAID WEST LINE ALONG THE ARC OF A 10° RAILROAD CURVE 439.54 FEET, AND SOUTH 67°15'00" WEST 203.23 FEET; THENCE WEST 110.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE LAND CONVEYED TO UTAH TRANSIT AUTHORITY, BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 17, 2008 AS ENTRY NO. 10522654 IN BOOK 9643 AT PAGE 5928 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE "MID-JORDAN LRT", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED, RECORDED MARCH 16, 2001, AS ENTRY 7845921, BOOK 8435 AT PAGE 2139, SITUATE IN THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF UTAH TRANSIT AUTHORITY AND THE EAST RIGHT OF WAY LINE OF 700 WEST STREET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID GRANTOR'S PROPERTY, SAID POINT ALSO BEING N00°14'25"E 208.35 FEET ALONG THE SECTION LINE AND S89°45'35"E 53.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N0°14'25"E 19.79 FEET ALONG SAID EAST RIGHT OF WAY LINE OF 700 WEST STREET AND THE WEST PROPERTY LINE OF SAID GRANTOR'S PROPERTY; THENCE S89°44'03"E 159.57 FEET TO A POINT ON SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF UTAH TRANSIT AUTHORITY AND EASTERLY PROPERTY LINE OF SAID GRANTOR'S PROPERTY; THENCE S67°30'57"W 51.18 FEET ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE AND SAID EASTERLY PROPERTY LINE OF SAID GRANTOR'S PROPERTY; THENCE N89°44'03"W 112.37 FEET ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE AND THE SOUTH PROPERTY LINE OF SAID GRANTOR'S PROPERTY TO THE POINT OF BEGINNING.

A.P.N. 21-25-153-002-0000