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6/19/2017 2:11:00 PM \$16.00
Book - 10569 Pg - 470-471
Gary W. Ott
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 2 P.

When Recorded, Mail To:
Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:
4972 Boabab Circle
Salt Lake City, Utah 84117

Space above for County Recorder's Use

PARCEL I.D. NOS. 21-26-351-023
21-26-351-024
21-26-351-026

16. 76550L

SPECIAL WARRANTY DEED

THE STATION AT GARDNER MILL, L.L.C., a Utah limited liability company, sometimes referred to as Station at Gardner Mill, LLC, of 4972 Boabab Circle, Salt Lake City, Utah 84117, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **THE STATION AT GARDNER MILL, L.L.C.**, a Utah limited liability company, GRANTEE, of 4972 Boabab Circle, Salt Lake City, Utah 84117, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real estate located in Salt Lake County, State of Utah:

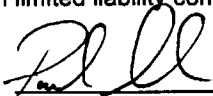
SEE ATTACHED EXHIBIT "A"

Subject to current general taxes, easements, restrictions and rights-of way of record.

The sole purpose of this deed is to correct the name of the owner in the records of the Salt Lake County Recorder, which correct name is "The Station at Gardner Mill, L.L.C., a Utah limited liability company."

DATED this 19 day of June, 2017.


THE STATION AT GARDNER MILL, L.L.C.,
a Utah limited liability company

By: 
Paul Colosimo, Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 19 day of June, 2017, personally appeared before me Paul Colosimo, the Manager of **THE STATION AT GARDNER MILL, L.L.C.**, a Utah limited liability company, the signer of the foregoing instrument who duly acknowledged that he executed the same.




NOTARY PUBLIC

Y:\DKP\Colosimo\West Jordan\Special Warranty Deed.wpd

EXHIBIT "A"

(Legal Description)

Parcel No. 1

Lot 1, THE STATION AT GARDNER MILL SUBDIVISION, within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, pursuant to the plat recorded on February 11, 2016, as Entry No. 12220788, in Book 2016P, at Page 32.

Less and except the following:

Beginning at a point 12 1/2 rods North from the Southwest corner of the Southwest quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, and running thence East 31.8 rods; thence North 19.1 rods; thence West 11.8 rods; thence South 18.1 rods; thence West 20 rods; thence South 1 rod to the place of beginning.

Parcel No. 2

Beginning at a point 12 1/2 rods North from the Southwest corner of the Southwest quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, and running thence East 31.8 rods; thence North 19.1 rods; thence West 11.8 rods; thence South 18.1 rods; thence West 20 rods; thence South 1 rod to the place of beginning.

Less and except the following:

Parcel A, THE STATION AT GARDNER MILL SUBDIVISION, within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah, pursuant to the plat recorded on February 11, 2016, as Entry No. 12220788, in Book 2016P, at Page 32.

Parcel No. 3

Lot 2, THE STATION AT GARDNER MILL SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel No. 1A, 2A, 3A

Together with a perpetual non-exclusive easement for the purposes of ingress and egress, according to the terms and conditions and as set forth in Cross-Easement Agreement dated March 16, 2016 recorded March 23, 2016 as Entry No. 12245569 in Book 10414 at Page 118 of official records, over the following location:

A part of Parcel A and a part of Lot 1, The Station at Gardner Mill Subdivision within the Southwest Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah: Beginning at the Northwest Corner of said Parcel A, on the East Line of 1300 West Street as it exists at 33.00 foot half-width located 222.75 feet North along the Section Line, and 33.00 feet East from the Southwest Corner of said Section 26; and running thence East 341.24 feet to the extension of the West Line of Lot 2 of said Subdivision; thence South 0 degrees 25'49" West 30.00 feet to and along said West Line; thence West 341.01 feet to said East Line of 1300 West Street; thence North 30.00 feet along said East Line to the point of beginning.