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8/22/2019 12:09:00 PM \$40.00
Book - 10819 Pg - 4618-4620
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
C & N Taylorsville, LLC, a Utah limited
liability company
1835 S. Highway 89
Perry, UT 84302

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-918547-SLC1 (ach)**
A.P.N.: **21-15-201-023-0000**

R.C. Nelson Investments, LLC, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

C & N Taylorsville, LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5400 SOUTH STREET, SAID POINT BEING SOUTH 89.754 FEET AND EAST 1069.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT OF BEGINNING PREVIOUSLY DESCRIBED AS BEING SOUTH 100 FEET AND EAST 1069.331 FEET FROM SAID NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN) AND RUNNING THENCE SOUTH 86°58'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 82.61 FEET TO A POINT OF A 23,018.30 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ARC OF SAID CURVE TO THE LEFT 142.526 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1500 WEST STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE 199.953 FEET TO A POINT ON THE NORTH LINE OF A 40.00 FOOT WIDE RIGHT-OF-WAY. ENTRY NO. 4715100 IN BOOK 6089 AT PAGE 2818 OF THE OFFICIAL RECORDS; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 224.845 FEET; THENCE NORTH 211.393 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 5400 SOUTH STREET AND THE POINT OF BEGINNING.

PARCEL 1A:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS AND THE RIGHT TO ONE ADDITIONAL POINT OF ACCESS (THE "EXTRA ACCESS POINT") AS SET FORTH IN THAT CERTAIN GRANT OF ADDITIONAL ROAD EASEMENT DATED DECEMBER 14, 1988 AND RECORDED DECEMBER 16, 1988 AS ENTRY NO. 4715100 IN BOOK 6089 AT PAGE 2818 OF OFFICIAL RECORDS.

SAID ADDITIONAL ROAD EASEMENT WAS REVISED AND THE EXTRA ACCESS POINT MAY BE PROVIDED BY A CURB CUT AS SET FORTH IN THE FIRST AMENDMENT TO DECLARATION AND ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS, AND ANNEXATION OF ADDITIONAL PROPERTY TO SHOPPING CENTER, AND REVISIONS CONCERNING ADDITIONAL ROAD EASEMENT, DATED OCTOBER 20, 1990 AND RECORDED DECEMBER 12, 1990 AS ENTRY NO. 5001007 IN BOOK 6275 AT PAGE 1966 OF OFFICIAL RECORDS.

SAID ADDITIONAL ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 311.735 FEET AND EAST 1069.331 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 224.845 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1500 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 2.507 FEET; THENCE SOUTH 01°38'12" EAST 37.508 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE WEST 225.916 FEET; THENCE NORTH 40.000 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS FROM THE NORTH QUARTER CORNER TO THE CENTER OF SAID SECTION 15, WHICH HAS A BEARING OF SOUTH 00°03'47" EAST.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Witness, the hand(s) of said Grantor(s), this August 21, 2019 .

R.C. Nelson Investments, LLC

By: Robert C. Nelson
Name: Robert C. Nelson
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.

On August 21, 2019, before me, the undersigned Notary Public, personally appeared Robert C. Nelson, manager of R. C. Nelson Investments, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Aaron Hansen

My Commission Expires:

Notary Public

7/7/22

