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7/3/2014 12:05:00 PM \$14.00  
Book - 10243 Pg - 3786-3788  
Gary W. Ott  
Recorder, Salt Lake County, UT  
LANDMARK TITLE  
BY: eCASH, DEPUTY - EF 3 P.

When recorded return to:

Nancy Mauriello, Esq.  
Nancy Mauriello, APC  
4685 MacArthur Court, Suite 410  
Newport Beach, CA 92660

APN: 21-17-101-074-0000

***Special Warranty Deed***

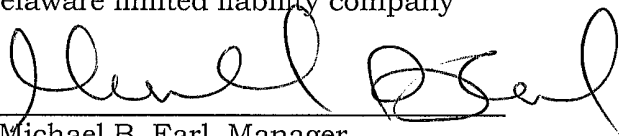
FPA WEST POINT, LLC, a Delaware limited liability company, with its principal office at 4685 MacArthur Court, Suite 400, Newport Beach, California 92660, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to CITY OF TAYLORSVILLE, a Utah municipality, with its principal office at 2600 West Taylorsville Boulevard, Taylorsville, Utah 84129 GRANTEE, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A attached hereto and by reference made a part hereof

WITNESS the hand of said GRANTOR, this 30th day of June, 2014

FPA West Point, LLC,  
a Delaware limited liability company

By:

  
Michael B. Earl, Manager

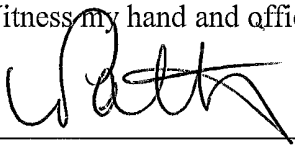
**ACKNOWLEDGMENT**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

On this 25th day of June, 2014 before me, Patti Harrison, notary public, personally appeared Michael B. Earl who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



\_\_\_\_\_  
Notary Public



## **EXHIBIT A**

### Real Property Legal Description

All that certain real property situated in the City of Taylorsville, County of Salt Lake, State of Utah, as more particularly described as follows:

A parcel of land in fee, being part of an entire tract of land, situated in the Northwest Quarter of the Northwest Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the grantors westerly property line which is 823.90 feet North 89°56'30" East along the section line and 247.73 feet South 00°03'30" East from the Northwest corner of said Section 17; and running thence North 89°45'26" East 173.25 feet; thence South 00°14'38" East 63.00 feet; thence South 89°45'26" West 198.91 feet to a point of curvature; thence northwesterly along the arc of a 131.50 foot radius curve to the right 87.53 feet (central angle equals 38°08'16" and the long chord bears North 71°10'26" West 85.92 feet) to the grantors southerly property line; thence along said grantors property line two (2) courses as follows: (1) North 89°56'30" East 106.76 feet; (2) North 00°03'30" West 35.27 feet to the point of beginning.

The above described part of an entire tract of land contains 13,174 square feet or 0.302 acres.

APN: 21-17-101-074-0000