

12763426
4/30/2018 3:17:00 PM \$16.00
Book - 10670 Pg - 195-197
ADAM GARDINER
Recorder, Salt Lake County, UT
BARTLETT TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested By:

IMO US Utah, LLC
Attention: Jean Jacquemetton
6300 South Syracuse Way, Suite 290
Centennial, Colorado 80111

Mail Tax Statements To:

IMO US Utah, LLC
Attention: Jean Jacquemetton
6300 South Syracuse Way, Suite 290
Centennial, Colorado 80111

SPECIAL WARRANTY DEED

I-215 Real Property Holding Company, LLC, a Utah limited liability company ("Grantor"), with its principal office at 358 Parleys Road, Park City, Utah 84098, hereby conveys and warrants against all claiming by, through or under it, to IMO US Utah, LLC, a Delaware limited liability company ("Grantee"), with its principal office at 6300 South Syracuse Way, Suite 290, Centennial, Colorado 80111, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the tract of land located in the City of Murray, Salt Lake County, State of Utah described in Exhibit 1 attached hereto, together with all of Grantor's right, title and interest in and to all buildings, structures, fixtures, equipment and improvements located thereon, on the date hereof.

IN WITNESS WHEREOF, Grantor has caused the execution of this instrument effective as of April 18, 2018.

GRANTOR:

I-215 REAL PROPERTY HOLDING
COMPANY, LLC,
a Utah limited liability company

By: Judith L. Goddard
Judith L. Goddard
Its: Manager

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 18th day of April, 2018, before me, Carol S. MacKay, personally appeared Judith L. Goddard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on this instrument, the entity upon whose behalf such person acted, executed this instrument.

WITNESS my hand and official seal.



Carol S. MacKay
Notary Public

Exhibit 1

The land referred to is located in Salt Lake County, State of Utah, and is described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 156.52 FEET AND NORTH 83°45' WEST 117.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 166.21 FEET; THENCE SOUTH 83°45' EAST 518.97 FEET TO THE WEST LINE OF STATE STREET; THENCE NORTH 4°00'25" EAST ALONG SAID WEST LINE 113.12 FEET; THENCE NORTH 3°54'11" WEST ALONG SAID WEST LINE 115.02 FEET TO THE SOUTH LINE OF I-215 AND A POINT OF 699.41 FOOT RADIUS CURVE TO THE RIGHT OF THE CHORD WHICH BEARS NORTH 69°03'59" WEST; THENCE ALONG SAID SOUTH LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°25'46" A DISTANCE OF 383.66 FEET; THENCE NORTH 53°38'39" WEST ALONG SAID SOUTH LINE 159.87 FEET; THENCE NORTH 40°37'10" WEST ALONG SAID SOUTH LINE 51.22 FEET; THENCE SOUTH 273.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED RECORDED JUNE 23, 2011 AS ENTRY NO. 11202595 IN BOOK 9932 AT PAGE 4434 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)316, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH CORNER IS 156.52 FEET SOUTH AND 117.30 FEET NORTH 83°45'00" WEST (WEST BY RECORD) AND 166.21 FEET SOUTH AND 517.68 FEET (518.97 FEET BY RECORD) SOUTH 83°45'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 19, SAID CORNER IS ALSO APPROXIMATELY 46.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 254+52.09; AND RUNNING THENCE NORTH 83°45'00" WEST 5.50 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 51.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 04°15'51" EAST 137.72 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 255+90.00; THENCE NORTH 01°08'31" EAST 18.97 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 89 WHICH POINT IS 52.53 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE SOUTH 03°38'26" EAST (SOUTH 03°44'11" EAST BY RECORD) 47.49 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 04°15'51" WEST (SOUTH 04°00'25" WEST BY RECORD) 109.82 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(22-19-301-040-0000)