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10/12/2018 12:08:00 PM \$23.00
Book - 10720 Pg - 9873-9878
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

When Recorded, Please Mail To:
Robert S. Bowman
13517 Mandarin Way
Saratoga, California 95070

Mail Tax Notice to:
ARB Investments
7103 S Redwood Road #138
West Jordan, Utah 84084

CTIA 10720-DMF

Tax ID Nos.: 20-26-301-003-4001; 20-26-301-003-4002

Space above for Recorder's use

SPECIAL WARRANTY DEED

ROBERT S. BOWMAN ("Grantor"), CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to **ARB INVESTMENTS LLC**, a Utah limited liability company ("Grantee"), whose address for the purposes hereof is 7103 S Redwood Road, West Jordan, Utah 84084, for good and valuable consideration, the parcels of real property (the "Property") located in Salt Lake County, State of Utah, that are more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference. Subject to all matters of record and matters that would be discovered by a physical inspection of the Property.

[Signature and Acknowledgment on following page-remainder of this page blank]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of ALAMEDA }

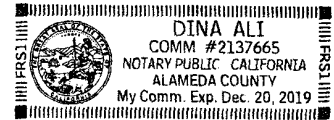
On Oct 09, 2018 before me, DINA ALI Notary Public
(Here insert name and title of the officer)

personally appeared Robert S. Bowman
 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.

Dina Ali **DINA ALI Notary Public**
Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date Oct 09, 2018

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/~~she~~/~~they~~- is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - Securely attach this document to the signed document with a staple.

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

A portion of the Southwest quarter and the Northwest quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point located North 00°28'02" West along the section line 33.00 feet from the Southwest corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian. (Basis of Bearing: North 89°58'36" East along the section line from the Southwest corner to the South quarter corner of said Section 26); thence North 00°28'02" West along the section line 2,602.43 feet to the West quarter corner of said Section 26; thence North 00°27'08" West along the section line 1,304.72 feet to the Southerly right-of-way line of the Mountain View Corridor (Utah Department of Transportation) as described in Deed Book 9969 at Page 174 of the official records of Salt Lake County; thence along said deed the following 13 (thirteen) courses and distances: South 21°52'57" East 232.37 feet; thence South 23°19'58" East 262.06 feet; thence South 18°17'43" East 250.48 feet; thence South 30°31'34" East 193.13 feet; thence South 49°05'36" West 16.31 feet; thence South 40°54'24" East 44.24 feet; thence South 23°19'58" East 507.09 feet; thence South 32°58'34" East 2,116.84 feet; thence South 28°28'57" East 508.23 feet; thence along the arc of a 1,397.00 foot radius curve to the right 254.88 feet through a central angle of 10°27'13" (chord: South 23°15'22" East 254.53 feet); thence South 24°53'23" West 37.47 feet; thence South 89°59'21" West 1,086.81 feet; thence South 00°00'39" East 45.89 feet; thence South 89°58'36" West 945.56 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property situate in the Southwest quarter of the Southwest quarter, Southeast quarter of the Southwest quarter, Southwest quarter of the Southeast quarter, Northeast quarter of the Southwest quarter, Northwest quarter of the Southwest quarter, Southwest quarter of the Northwest quarter and the Northwest quarter of the Northwest quarter of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Southerly line of said Section 26, which point is 945.30 feet South 89°45'36" East along said section line from the Southwest corner of said Section 26, said point is also 1.11 feet perpendicularly distant Northerly from the 7800 South Street right of way control line opposite approximate Engineer Station -0+05.00 and running thence North 00°15'09" East 78.89 feet; thence South 89°44'51" East 786.81 feet to a point designated as Point "A", which

point is 80.00 feet perpendicularly distant Northerly from said 7800 South Street right of way control line opposite Engineer Station 7+81.81; thence South 89°44'51" East 300.00 feet; thence North 25°09'11" East 37.47 feet to the beginning of a 1397.00-foot radius non-tangent curve to the left; thence Northwesterly 254.88 feet along the arc of said curve (Note: Chord to said curve bears North 22°59'34" West for a distance of 254.53 feet); thence North 28°13'09" West 508.23 feet; thence North 32°42'46" West 2116.84 feet; thence North 23°04'10" West 507.09 feet; thence North 40°38'36" West 44.24 feet; thence North 49°21'24" East 16.31 feet; thence North 30°15'46" West 193.13 feet; thence North 18°01'55" West 250.48 feet; thence North 23°04'10" West 262.06 feet; thence North 21°37'09" West 232.85 feet to the Westerly boundary line of said entire tract which is the Westerly line of said Section 26 at a point designated as Point "B", which point is 44.60 feet radially distant Southwesterly from the Mountain View Corridor right of way control line opposite Engineer Station 1524+63.49; thence North 00°11'48" West 1330.42 feet along said Westerly boundary line to the Northwest corner of said entire tract which is also the Northwest corner of said Section 26, said corner is also designated as Point "C", which point is 328.63 feet radially distant Easterly from said Mountain View Corridor right of way control line opposite Engineer Station 1537+85.74; thence East 36.23 feet along the North boundary line of said entire tract; thence South 14°43'25" East 731.36 feet; thence North 76°14'04" East 48.42 feet; thence South 85°32'17" East 145.75 feet; thence South 30°48'37" East 179.83 feet; thence South 08°39'49" West 127.59 feet; thence South 70°43'13" West 126.81 feet; thence South 04°10'37" West 133.37 feet; thence South 19°16'47" East 357.21 feet; thence South 23°22'48" East 378.38 feet; thence South 40°38'36" East 149.31 feet; thence South 49°21'24" West 37.47 feet; thence South 30°10'36" East 206.28 feet; thence South 32°30'59" East 2373.35 feet; thence South 50°27'01" East 469.01 feet; thence South 49°02'02" East 102.69 feet to the beginning of a 1108.00-foot radius non-tangent curve to the right; thence Southeasterly 561.16 feet along the arc of said curve (Note: Chord to said curve bears South 34°30'33" East for a distance of 555.19 feet); thence South 20°00'00" East 224.19 feet; thence East 154.95 feet; thence South 88°05'06" East 145.05 feet to a point designated as Point "D", which point is 82.50 feet perpendicularly distant Northerly from said 7800 South Street right of way control line opposite Engineer Station 22+35.55; thence South 88°05'06" East 86.24 feet; thence South 89°44'51" East 285.60 feet to the Easterly boundary line of said entire tract; thence South 00°22'44" East 78.32 feet along said Easterly boundary line to the Southerly line of said Section 26; thence along said Southerly line the following two (2) courses and distances (1) North 89°45'39" West 889.53 feet to the South quarter corner of said Section 26; thence North 89°45'35" West 1723.69 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at the Grantor's Southwest property corner, said point being 33.00 feet North 00°28'02" West along the section line from the Southwest corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°28'02" West 359.99 feet along the Westerly line of said Section 26; thence North 89°31'58" East 44.39 feet; thence South 00°28'02" East 214.82 feet; thence South 35°13'17" East 141.55 feet; thence South 89°58'36" East 797.96 feet; thence North 73°17'22" East 23.79 feet to a point on said property line; thence South 00°00'39" East 36.02 feet along said property line; thence South 89°58'36" West 945.59 feet along said property line to the point of beginning.

AND ALSO EXCEPTING THEREFROM the following:

Beginning at a point on the existing 7800 South Street Northerly right-of-way line, said point being 79.29 feet North 00°28'02" West along the section line and 990.17 feet East from the Southwest corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 71°06'36" East 45.36 feet; thence North 29°54'54" East 54.04 feet; thence North 00°13'00" West 85.93 feet; thence North 89°47'00" East 76.00 feet; thence South 00°13'00" East 93.72 feet; thence South 23°10'56" East 43.80 feet; thence South 62°49'14" East 30.03 feet to a point on the existing 7800 South Street Northerly right-of-way line; thence South 89°59'21" West 189.86 feet along said Northerly right-of-way line to the point of beginning.

Tax Id No.: 20-26-301-003-4001 and 20-26-301-003-4002