

Mail Recorded Deed and Tax Notice To:  
Silver Spoon Riverton, LLC, a Utah limited liability company  
14788 S Castle Valley Dr.  
Bluffdale, UT 84065

13160923  
12/31/2019 1:59:00 PM \$40.00  
Book - 10880 Pg - 3052-3054  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 121306-CAP

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## WARRANTY DEED

RMC Riverton Property, LLC, a Utah limited liability company

**GRANTOR(S)** of Murray, State of Utah, hereby Conveys and Warrants to

Silver Spoon Riverton, LLC, a Utah limited liability company

**GRANTEE(S)** of Bluffdale, State of Utah

for the sum of Ten and no/100 (\$10.00) 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**

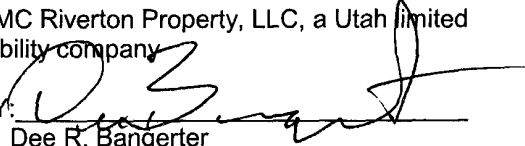
**TAX ID NO.:** 27-32-201-003 and 27-32-201-005 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 31st day of December, 2019.

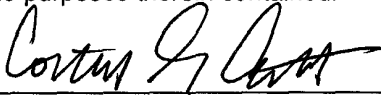
RMC Riverton Property, LLC, a Utah limited liability company

BY:   
Dee R. Bangerter  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st day of December, 2019, personally appeared before me Dee R. Bangerter, who acknowledged themselves to be the Manager of RMC Riverton Property, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



706831

**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

A parcel of land, situate in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast corner of the On Point Properties LLC Commercial Campus Subdivision, as recorded November 13, 2003 as Entry No. 8891520 in Book 2003P at Page 352 and running thence South 00°11'04" West 235.32 feet along the boundaries of the Castlewood Estates Phase 1 and Phase 2 Subdivisions, (record bearing on subdivision plat - South 00°11'20" East), and the On Point Properties LLC Commercial Campus Subdivision, (record bearing on subdivision plat- South 00°11'04" West) to the North line of Water Street; thence West 258.59 feet along said North line; thence North 00°06'37" West 235.32 feet to the North line of said On Point Properties LLC Commercial Campus Subdivision; thence East 259.80 feet along said North line to the point of beginning.

**PARCEL 2:**

Beginning at a point North 89°53'40" East along the section line 951.12 feet and South 00°06'20" East 415.81 feet from the North quarter corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence East 106.00 feet; thence South 00°06'20" East 410.94 feet to the North line of On Point Properties LLC Commercial Campus Subdivision as recorded in Book 2003P at Page 352 in the office of the Salt Lake County Recorder; thence West along said North line 106.00 feet; thence North 00°06'20" West 410.94 feet to the point of beginning.

**PARCEL 2A:**

A perpetual, non-exclusive right-of-way and easement as granted in that certain Access Easement Agreement recorded December 18, 2018 as Entry No. 12905555 in Book 10739 at Page 6383.