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WHEN RECORDED MAIL TO:
HANNAH VICKERY
City of South Salt Lake
220 East Morris Ave., 2nd Floor
South Salt Lake, Utah 84115

Affecting Tax ID No.: 15-24-455-001

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08/02/2019 09:59 AM \$ - 00
Book - 10811 Pg - 5357-5359
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF SOUTH SALT LAKE
220 E MORRIS AVE
S/LC UT 84115
BY: DCA, DEPUTY - W1 3 P.

Easement
Salt Lake County

JLT Investment LC, Grantor, a Utah corporation, hereby GRANTS and CONVEYS to

South Salt Lake City, a municipal corporation, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah:

A perpetual easement upon part of an entire tract of real property situated in Lot 9, Block 34, Ten Acre Plat "A", Big Field Survey, for construction and maintenance of the right of way and its signals. The boundaries of said parcel of land are described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF 300 WEST STREET, SAID POINT BEING S 89°56'30" E ALONG THE LOT LINE AND THE SOUTH RIGHT OF WAY LINE OF 2700 SOUTH STREET A DISTANCE OF 9 FEET FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 34, TEN ACRE PLAT "A", BIG FIELD SURVEY; RUNNING THENCE S 89°50'15" E ALONG THE SOUTH RIGHT OF WAY LINE OF 2700 SOUTH STREET A DISTANCE OF 19.50 FEET; THENCE S 45°09'45" W A DISTANCE OF 27.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 300 WEST STREET; THENCE N 0°09'45" E ALONG SAID 300 WEST RIGHT OF WAY LINE A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 190.13 SQ. FT.

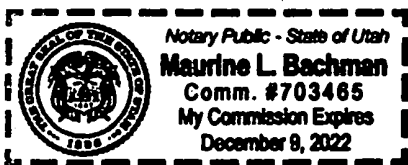
Subject to easements, restrictions and rights of way appearing of record and enforceable in law.

WITNESS, the hand of the Grantor, this 5th day of JUNE, 2019

By [Signature]
JLT Investment LC

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

On the 5th day of JUNE, 2019 personally appeared before me Joseph L. Timmons, who being by me duly sworn (or affirmed) did say that he/she is authorized to dispose of property for JLT Investment LC., and that said instrument was signed in behalf of Grantor by authority.



[Signature]
Notary Public

2700 South signal corners 300 West
South Salt Lake

Parcel 3

Owner: JLT Investments LC
Contact info: Joe Timmons
801-487-4647 jtimmons@utahharley.com

AGENT LOG

3/5/2017 I called to speak to Joe. He is out of town until the 16th.

5/5/2017 I called and spoke to Joe. I explained the project and what would happen on the property. He asked that I email him the offer package.
 I emailed him the offer package with the Ombudsman's brochure link, offer letter, agency disclosure, statement of just compensation, easement, contract, and maps.

5/9/2017 Joe responded that he wanted \$2,000. I spoke to the city and they were okay with that amount.

5/10/2017 I emailed Joe the revised contract for \$2,000. I also asked if we could get it done this week. I offered to notarize the easement for him.

6/12/2017 I called and spoke to Joe. He said he was holding this up because he has another deal with the city on his property at 2928 S State. He said he wants 2 more spaces in the parking lot and the city won't let him so he won't sign until this is resolved.
 I called Ed and talked to him about it. He said they would not let one affect the other.

7/10/2017 I called Joe. He was out until Thursday. I left a message and sent him an email. The email explained I had spoken to the city and that they would not include this negotiation in the situation on State St. I told him the city would condemn for this easement if we could not work this out. I asked him to reconsider the offer of \$2,000.

7/17/2017 I called Joe and left a message.

8/1/2017 I called and Joe was not in.

8/17/2017 I stopped by the Harley dealership. Joe was not in. I left a card with a note to call.

8/22/2017 I got an email from Ed saying that the city had Joe's attention and to hold off until they met.

6/3/2019 Ed Rufener called and said that Joe would sign for the easement for \$2500 and could I get that to happen.
 I called and left a message for Joe.

6/4/2019 I emailed Joe and left a message for him. He called back and said he would be at the store until 6. I went to the store and he signed the documents.

