

WHEN RECORDED, MAIL TO:

Redevelopment Agency of
Taylorsville City
Attn: City Recorder, Cheryl Peacock Cottle
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129

Parcel Nos. (See Exhibit A, annexed hereto)

11776839
12/17/2013 11:17:00 AM \$27.00
Book - 10199 Pg - 7304-7312
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 9 P.

NCS-638595

WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, RURAL ENTERPRISES, LC, a Utah limited liability company (formerly Rural Enterprises Limited Partnership, which converted to Rural Enterprises, LC, by filing Articles of Conversion with the Utah Division of Corporations and Commercial Code, recorded on March 1, 2002, Receipt Number 516836, who has sometimes been incorrectly referred to as Rural Enterprises) ("Grantor"), hereby conveys and warrants to REDEVELOPMENT AGENCY OF TAYLORSVILLE CITY, a Utah municipal corporation, whose address is Attn: City Recorder, Cheryl Peacock Cottle, 2600 West Taylorsville Blvd., Taylorsville, Utah 84129 ("Grantee"), the following-described real property located in Salt Lake County, Utah:

See Exhibit B attached hereto and incorporated herein by this reference (the "Property");

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon; and

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity that are specified: (i) on attached Exhibit C, attached hereto and incorporated herein by this reference; or (ii) in this Warranty Deed.

RESERVING UNTO Grantor all rights, title and interests Grantor has in Utah Civil Case No. 110901428 (the "Claim"), including but not limited to: (i) the right to any proceeds related to the Claim; and (ii) the right to convey to the Utah Department of Transportation ("UDOT"), or enter into a stipulated judgment with UDOT conveying, the fee and easement estates referenced in the Claim.

ALSO RESERVING UNTO Grantor that certain easement described on Exhibit D, attached hereto and incorporated herein by this reference, for the purposes of conveying the easement to UDOT at a later date to be determined by Grantor.

[signature and acknowledgement are on the following page]

4830-3461-1223.2

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of December, 2013.

RURAL ENTERPRISES, LC,
a Utah limited liability company

By: *Nolan R Mackay*
Nolan R. Mackay, Manager

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 13th day of December, 2013, by Nolan R. Mackay, the Manager of RURAL ENTERPRISES, LC, a Utah limited liability company.

Claudia B Kunz
Notary Public

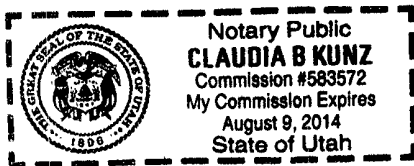


EXHIBIT A

(Parcel Numbers for the Subject Property)

Tax ID No. 21-10-379-002-0000.

Tax ID No. 21-10-379-003-0000.

Tax ID No. 21-10-379-004-0000.

Tax ID No. 21-10-379-008-0000.

Tax ID No. 21-10-379-009-0000.

Tax ID No. 21-10-379-011-0000.

Tax ID No. 21-10-379-012-0000.

Tax ID No. 21-10-379-013-0000.

EXHIBIT B

(Legal Description of the Subject Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

BEGINNING AT A POINT ON THE NORTH LINE OF 5400 SOUTH STREET WHICH POINT IS 1,262.36 FEET SOUTH 89°53'41" WEST AND 53.00 FEET NORTH 0°13'19" WEST FROM THE SOUTH ¼ CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°53'41" EAST 0.06 FEET; THENCE EASTERLY 398.14 FEET ALONG THE ARC OF AN 11,406.16 FOOT RADIUS CURVE TO THE LEFT (BEARING NORTH 0°06'19" WEST TO THE CENTER OF THE CIRCLE); THENCE NORTH 87°53'41" EAST 173.03 FEET; THENCE EASTERLY 401.84 FEET ALONG THE ARC OF AN 11,512.16 FOOT RADIUS CURVE TO THE RIGHT (BEARING SOUTH 2°06'19" EAST TO THE CENTER OF THE CIRCLE); THENCE NORTH 89°53'41" EAST 126.78 FEET; THENCE NORTH 73°38'19" EAST 114.50 FEET TO THE WEST LINE OF REDWOOD ROAD; THENCE NORTH 0°02'55" WEST 557.04 FEET; THENCE WEST 1,211.30 FEET; THENCE SOUTH 0°13'19" EAST 611.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING: Parcel No 0068:10 (Parcel No. included for Information purposes only):

A parcel of land in fee, being part of an entire tract of property situate in the SE1/4SW1/4 of Section 10, T.2S., R1W., S.L.B.&M. in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point on the northerly right-of-way line of 5400 South Street 980.93 feet S.89°53'41"W. along the section line and 56.47 feet N.00°06'19"W. from the South Quarter Corner of said Section 10, which point is 56.74 feet perpendicularly distant northerly from the control line of said 5400 South Street opposite approximate Engineer Station 74+29.04, and running thence N.83°00'11"E. 150.49 feet to a point 69.56 feet perpendicularly distant northerly from said control line opposite Engineer Station 75+78.99; thence N.89°08'10"E. 311.82 feet to a point 63.16 feet radially distant northerly from said control line opposite Engineer Station 78+90.23; thence N.74°09'54"E. 88.86 feet to a point 85.25 feet radially distant northerly from said control line opposite Engineer Station 79+75.74 and the beginning of a non-tangent 154.32-foot radius curve to the right (Note: Radius bears S.15°50'09"E.); thence Easterly along the arc of said curve 40.14 feet through a delta of 14°54'07" (Note: Chord to said curve bears N.81°36'55"E. for a distance of 40.02 feet) to a point 90.31 feet radially distant northerly from said control line opposite Engineer Station 80+15.14 and the beginning of a non-tangent 1273.69-foot radius curve to the right (Note: Radius bears S.00°59'50"E.); thence Easterly along the arc of said curve 106.27 feet through a delta of 04°46'50" (Note: Chord to said curve bears S.88°36'25"E. for a distance of 106.24 feet) to a point of reverse curvature with a radius of 1988.00 feet, which point is 86.31 feet radially distant northerly from said control line opposite Engineer Station 81+20.50; thence Easterly along the arc of said curve 144.53 feet through a delta of 04°09'56" (Note: Chord to said curve bears S.88°17'58"E. for a distance of 144.50 feet)

to a point 81.47 feet perpendicularly distant northerly from said control line opposite Engineer Station 82+64.34; thence N.89°37'04"E. 45.19 feet to a point 81.69 feet perpendicularly distant northerly from said control line opposite Engineer Station 83+09.53; thence N.44°19'52"E. 41.12 feet to a point 11.05 feet perpendicularly distant northerly from said control line opposite Engineer Station 83+38.32; thence N.89°46'59"E. 17.09 feet to the easterly right-of-way line Redwood Road at a point 111.08 feet perpendicularly distant northerly from said control line opposite Engineer Station 83+55.40; thence S.00°03'46"E. 25.75 feet along said easterly right-of-way line to said northerly right-of-way line of 5400 South Street thence along said northerly right-of-way line the following five (5) courses and distances: (1) S.73°38'24"W. 114.46 feet; thence (2) S.89°53'41"W. 126.78 feet to the beginning of a 11512.16-foot radius curve to the left; thence (3) Westerly along the arc of said curve 401.85 feet through a delta of 02°00'00" (Note: Chord to said curve bears S.88°53'41"W. for a distance of 401.83 feet); thence (4) S.87°53'41"W. 173.03 feet to the beginning of a 11406.16-foot radius curve to the right; thence (5) Westerly along the arc of said curve 116.70 feet through a delta of 00°35'10" (Note: Chord to said curve bears S.88°11'16"W. for a distance of 116.68 feet) to the point of beginning. The above described parcel of land contains 16,970 square feet or 0.390 acres in area, more or less. (Note: Rotate all bearings in the above description 0°01'11" clockwise to obtain highway bearings.)

ALSO LESS AND EXCEPTING any and all abutter's rights of the above-referenced less and excepting fee to the center of the existing right-of-way appurtenant to the less and excepting property.

EXHIBIT C

(Permitted Exceptions)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. This item has been intentionally deleted.
8. General property taxes for the year 2013.
9. This item has been intentionally deleted.
10. This item has been intentionally deleted.
11. This item has been intentionally deleted.
12. This item has been intentionally deleted.
13. This item has been intentionally deleted.
14. This item has been intentionally deleted.
15. This item has been intentionally deleted.
16. The land is included within the boundaries of Taylorsville City and Taylorsville-Bennion Improvement District, and is subject to charges and assessments made thereby.

17. Access is limited to those openings permitted by the State of Utah as evidenced by that certain Warranty Deed recorded August 6, 1969 as Entry No. 2298139 in Book 2778 at Page 127 of Official Records.
18. Easements and incidental purposes, in favor of the State Road Commission of Utah, as set forth in that certain Easement recorded August 6, 1969 as Entry No. 2298140 in Book 2778 at Page 128 of Official Records.
19. Easements and incidental purposes, in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation, as set forth in that certain Right-of-Way Easement recorded May 15, 1972 as Entry No. 2456186 in Book 3072 at Page 401 of Official Records.
20. Easements and incidental purposes, in favor of Taylorsville-Bennion Improvement District, as set forth in that certain Right of Way Agreement for Taylorsville-Bennion Improvement District recorded September 27, 1979 as Entry No. 3342895 in Book 4953 at Page 168 of Official Records.
21. Easements and incidental purposes, in favor of Salt Lake County, as set forth in that certain Easement recorded November 5, 1979 as Entry No. 3360472 in Book 4979 at Page 680 of Official Records.
22. This item has been intentionally deleted.
23. This item has been intentionally deleted.
24. Easements and incidental purposes, in favor of Taylorsville-Bennion Improvement District, a body politic, as set forth in that certain Sewer Line Easement recorded April 4, 1980 as Entry No. 3420191 in Book 5082 at Page 720 of Official Records.
25. Easements and incidental purposes, in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation, as set forth in that certain Right-of-Way Easement recorded June 2, 1980 as Entry No. 3439134 in Book 5106 at Page 831 of Official Records.
26. Easements and incidental purposes, in favor of Mountain Fuel Supply Company, a corporation of the State of Utah, as set forth in that certain Right of Way and Easement Grant recorded June 24, 1980 as Entry No. 3447039 in Book 5115 at Page 1258 of Official Records. Corrective Right of Way and Easement Grant recorded May 6, 1983 as Entry No. 3789804 in Book 5457 at Page 103 of Official Records.
27. Easements and incidental purposes, in favor of Mountain Fuel Supply Company, a corporation of the State of Utah, as set forth in that certain Right of Way and Easement Grant recorded May 10, 1982 as Entry No. 3673425 in Book 5370 at Page 707 of Official Records. Corrective Right of Way and Easement Grant recorded May 6, 1983 as Entry No. 3789804 in Book 5457 at Page 103 of Official Records.
28. This item has been intentionally deleted.

29. Easements and incidental purposes, in favor of the Utah Department of Transportation, as set forth in that certain Easement recorded December 17, 1990 as Entry No. 5002049 in Book 6276 at Page 1231 of Official Records.

30. Proceedings in that certain Civil Case, by and between the Utah Department of Transportation, as Plaintiff, and Rural Enterprises, LC (fka) Rural Enterprises, a Utah Limited Partnership, et al, as Defendants, filed January 19, 2011, as Case No. 110901428, in the Third Judicial District Court, in and for Salt Lake County, State of Utah, Salt Lake Division.

Lis Pendens recorded March 3, 2011 as Entry No. 11144457 in Book 9909 at Page 2413 of Official Records.

Order of Occupancy recorded March 18, 2011 as Entry No. 11152062 in Book 9912 at Page 2468 of Official Records.

Amended Order of Occupancy recorded March 24, 2011 as Entry No. 11155468 in Book 9913 at Page 5079 of Official Records.

EXHIBIT D

(Easement Reserved unto Grantor)

Parcel No. 0068:10:2E (Parcel No. included for Information purposes only):

An easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property in Salt Lake County, State of Utah more particularly described as follows:

Legal Description: Beginning at a point on the southerly boundary line of the land described in Exhibit B herein, said point being in the northerly right-of-way line of the existing highway State Route 173 (5400 South Street), which point is 980.93 ft., S. 89°53'41" W. along the section line and 56.47 ft., N. 00°06'19" W. from the South Quarter Corner of Section 10, said point also being the beginning of a non-tangent 11406.16 foot-radius curve to the right (Note: Radius bears N. 01°31'08" W.); and running thence Westerly, 137.12 ft; along the arc of said curve through a delta of 00°41'20" (Note: Chord to said curve bears S. 88°49'31" W. for a distance of 137.12 ft.); thence N. 00°01'11" W., 20.71 ft.; thence N. 89°58'49" E., 29.00 ft.; thence S. 00°01'11" E., 7.66 ft.; thence S. 88°54'14" E., 104.25 ft.; thence N. 83°38'77" E., 69.11 ft.; thence N. 06°37'05" W., 10.96 ft.; thence N. 83°22'55" E., 20.00 ft.; thence S. 06°37'05" E., 10.39 ft.; thence N. 88°05'20" E., 300.00 ft.; thence N. 24°54'53" E., 13.45 ft.; thence N. 89°58'49" E., 20.00 ft.; thence S. 22°31'56" E., 11.49 ft.; thence N. 87°05'04" E., 74.13 ft.; thence N. 63°01'24" E., 36.52 ft.; thence N. 75°35'18" E., 37.51 ft.; thence N. 88°03'27" E., 44.81 ft.; thence S. 88°18'12" E., 253.75 ft.; thence N. 44°19'52" E., 53.39 ft.; thence N. 00°03'46" W., 21.37 ft.; thence N. 89°56'14" E., 34.71 ft. to the westerly right-of-way line of the existing highway State Route 68 (Redwood Road); thence S. 00°03'46" E., 37.64 ft. along said westerly right-of-way line; thence S. 89°46'59" W., 17.09 ft.; thence S. 44°19'52" W., 41.12 ft.; thence S. 89°37'04" W., 45.19 ft. to the beginning of a 1988.00 foot-radius curve to the right; thence Westerly, 144.53 ft. along the arc of said curve through a delta of 04°09'56" (Note: Chord to said curve bears N. 88°17'58" W. for a distance of 144.50 ft.) to a point of reverse curvature with a radius of 1273.69 ft.; thence Westerly, 106.27 ft. along the arc of said curve through a delta of 04°46'50" (Note: Chord to said curve bears N. 88°36'25" W. for a distance of 106.24 ft.) to the beginning of a non-tangent 154.32 foot-radius curve to the left (Note: Radius bears S. 00°56'01" E.); thence Westerly, 40.14 ft. along the arc of said curve through a delta of 14°54'07" (Note: Chord to said curve bears S. 81°36'55" W. for a distance of 40.02 ft.); thence S. 74°09'54" W., 88.86 ft.; thence S. 89°08'10" W., 311.82 ft.; thence S. 83°00'11" W., 150.49 ft. to the point of beginning, and being in the SE1/4 of the SW1/4 of Section 10, T. 2S., R. 1W., S.L.B.&M., containing 10,791 square feet in area or 0.248 acre, more or less.