

11293198
12/7/2011 3:16:00 PM \$27.00
Book - 9972 Pg - 8360-8363
Gary W. Ott
Recorder, Salt Lake County, UT
CALLISTER NEBEKER & MCCULLOUGH
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TO:
DAVID R. YORK, ESQ., CPA
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

GRANTEE'S ADDRESS:
7918 SOUTH 1530 WEST
WEST JORDAN, UTAH 84088

Space above for County Recorder's use

Parcel # 16-33-403-026
16-33-403-027
16-33-403-028

SPECIAL WARRANTY DEED

PI REAL ESTATE, L.L.C., a Utah limited liability company, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to FOREST HILLS APARTMENTS, L.L.C., a Utah limited liability company, grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

PARCEL 1:

THAT PORTION OF LOTS 27 AND 29, EAST FOREST HILLS SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 26, EAST FOREST HILLS SUBDIVISION, SAID POINT BEING SOUTH 571.94 FEET AND EAST 500.35 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE ALONG THE BOUNDARIES OF SAID LOT 27, NORTH 25.91 FEET; THENCE NORTH 17°30' WEST 76.44 FEET; THENCE NORTH 77°30' EAST 89.80 FEET; THENCE EAST 51.78 FEET; THENCE SOUTH 144.79 FEET TO THE SOUTH LINE OF SAID LOT 29; THENCE WEST 98.00 FEET TO THE MOST EASTERLY CORNER OF THE LAND CONVEYED TO JIM FISKE PRIESTMAN, ET UX, BY DEED RECORDED JANUARY 15, 1979, AS ENTRY NO. 3223578 IN BOOK 4799 AT PAGE 1378; THENCE NORTH 45°06'18" WEST 35.16 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE SOUTH 24.75 FEET OF SAID LAND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 571.94 FEET AND EAST 318.70 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 26, EAST FOREST HILLS SUBDIVISION IN SALT LAKE COUNTY AND RUNNING THENCE EAST 376.56 FEET; THENCE 31.42 FEET ALONG A CURVE TO THE LEFT, 20.00 FOOT RADIUS, CENTRAL ANGLE OF 90°00'00"; THENCE EAST 20.00 FEET; THENCE 31.42 FEET ALONG A CURVE TO THE LEFT, 20.00 FOOT RADIUS, CENTRAL ANGLE OF 90°00'00"; THENCE EAST 40.00 FEET; THENCE SOUTH 24.82 FEET; THENCE WEST 490.81 FEET; THENCE 28.58 FEET ALONG A CURVE TO THE RIGHT, RADIUS 169.70 FEET, CENTRAL ANGLE OF 9°38'30" TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOTS 27, 28 AND 29, EAST FOREST HILLS SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 26, EAST FOREST HILLS SUBDIVISION, SAID POINT BEING SOUTH 571.94 FEET AND EAST 500.35 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND SOUTH 45°06'18" EAST 35.16 FEET AND EAST 98.00 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 144.79 FEET; THENCE EAST 122.00 FEET; THENCE SOUTH 144.79 FEET; THENCE WEST 122.60 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE SOUTH 24.75 FEET OF SAID LAND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 571.94 FEET AND EAST 318.70 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 26, EAST FOREST HILLS SUBDIVISION IN SALT LAKE COUNTY AND RUNNING THENCE EAST 376.56 FEET; THENCE 31.42 FEET ALONG A CURVE TO THE LEFT, 20.00 FOOT RADIUS, CENTRAL ANGLE OF 90°00'00"; THENCE EAST 20.00 FEET; THENCE 31.42 FEET ALONG A CURVE TO THE LEFT, 20.00 FOOT RADIUS, CENTRAL ANGLE OF 90°00'00"; THENCE EAST 40.00 FEET; THENCE SOUTH 24.82 FEET; THENCE WEST 490.81 FEET; THENCE 28.58 FEET ALONG A CURVE TO THE RIGHT, RADIUS 169.70 FEET, CENTRAL ANGLE OF 9°38'30" TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 28, EAST FOREST HILLS SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 26, EAST FOREST HILLS SUBDIVISION, SAID POINT BEING SOUTH 571.94 FEET AND EAST 500.36 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND SOUTH 45°06'18' EAST 35.16 FEET AND EAST 220.00 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 144.79 FEET; THENCE EAST 110.00 FEET; THENCE SOUTH 144.79 FEET; THENCE WEST 110.00 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE SOUTH 24.75 FEET OF SAID LAND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 571.94 FEET AND EAST 318.70 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF

