

13549251
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Book - 11108 Pg - 4047-4049
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TRULY TITLE, INC
BY: eCASH, DEPUTY - EF 3 P.

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

Return To::Back Development, L.L.C.
746 East Winchester St, Suite 140
Murray, UT 84107

WARRANTY DEED

Delta Chi Partners Development LLC, a Utah limited liability company, grantor, hereby CONVEY(S) and WARRANT(S) to

Back Development, L.L.C.

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of West Valley City, County of Salt Lake, State of UT, and is described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTH LINE OF 4100 SOUTH STREET AND THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°06'35" EAST 606.05 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 666.64 FEET (PRIOR DEEDS = 660.80 FEET) ALONG SAID NORTH LINE AND SAID LINE EXTENDED TO THE EAST LINE OF A UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. 1005 COMMONLY KNOWN AS THE BANGERTER HIGHWAY; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 0°04'40" WEST 582.71 FEET (TO A POINT DESIGNATED POINT "B" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER) AND NORTH 44°57'53" EAST 31.25 FEET TO THE SOUTH LINE OF 4100 SOUTH STREET (SAID POINT BEING A POINT DESIGNATED POINT "A" IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 22, 1991 AS ENTRY NO. 5115421 IN BOOK 6348 AT PAGE 2055 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE ALONG SAID SOUTH LINE NORTH 89°53'25" EAST 644.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

THAT PORTION OF LAND AS DEEDED TO BOYER DESERT SPRINGS, L.C. BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337272 IN BOOK 8640 AT PAGE 5029, FURTHER DESCRIBED AS FOLLOWS:

Truly Title Order 20006568-02
Ent 13549251 BK 11108 PG 4047

BEGINNING AT A POINT ON THE WEST LINE OF FREE COUNTRY ESTATES SUBDIVISION (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 89°53'25" WEST 495.00 FEET ALONG THE SECTION LINE AND SOUTH 0°06'35" EAST 212.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING BEING ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER OF SECTION 5 AND THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID BEARING BEING NORTH 89°54'40" EAST), AND RUNNING THENCE SOUTH 0°06'35" EAST 446.38 FEET ALONG SAID WEST LINE OF FREE COUNTRY ESTATES AND SAID LINE EXTENDED TO THE NORTH LINE OF MEADOW HEIGHTS #5 (ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER); THENCE DUE WEST 207.82 FEET; THENCE DUE NORTH 446.14 FEET; THENCE NORTH 89°56'02" EAST 206.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

THAT PORTION OF LAND GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN ORDER OF IMMEDIATE OCCUPANCY RECORDED MAY 16, 2011 AS ENTRY NO. 11183084 IN BOOK 9924 AT PAGE 6865 AND FINAL JUDGMENT OF CONDEMNATION RECORDED AUGUST 1, 2012 AS ENTRY NO. 11442297 IN BOOK 10041 AT PAGE 9748 BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE INCIDENT TO THE CONSTRUCTION OF PROJECT NO. F-0154(57)14, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T.2S., R.1W., S.L.B.&M., THE BOUNDARIES OF SAID LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT IN THE SOUTHERLY RIGHT OF WAY LINE OF 4100 SOUTH STREET WHICH IS 495.00 FEET S.89°53'25"W. ALONG THE SECTION LINE AND 53.00 FEET SOUTH 00°06'35" EAST. AND 32.64 FEET SOUTH 89°53'25" WEST. FROM THE NORTH QUARTER CORNER OF SAID SECTION 5, SAID POINT IS APPROXIMATELY 51.19 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF SAID 4100 SOUTH STREET OF SAID PROJECT OPPOSITE ENGINEER STATION 45+15.75, AND RUNNING THENCE SOUTH 18°13'59" WEST. 25.08 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 45+07.85; THENCE SOUTH 89°52'30" WEST. 40.93 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+66.92; THENCE NORTH 14°17'47" WEST. 21.66 FEET TO A POINT 54.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+61.62; THENCE NORTH 85°58'02" WEST. 13.79 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+47.86; THENCE SOUTH 89°52'30" WEST. 41.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 44+06.50; THENCE SOUTH 00°07'30" EAST. 4.50 FEET TO A LINE PARALLEL WITH AND 57.50 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 44+06.50; THENCE SOUTH 89°52'30" WEST. 12.00 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+94.50; THENCE NORTH 00°07'30" WEST. 4.50 FEET TO A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+94.50; THENCE SOUTH 89°52'30" WEST. 38.01 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 43+56.49; THENCE SOUTH 38°36'55" WEST. 28.21 FEET TO A LINE PARALLEL WITH AND 75.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+38.84; THENCE SOUTH 89°52'30" WEST. 50.36 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 42+88.48; THENCE NORTH 48°29'29" WEST. 6.02 FEET TO A LINE PARALLEL WITH AND 71.00 FEET

PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 42+83.98; THENCE SOUTH 89°52'30" WEST 220.43 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 40+63.55; THENCE NORTH 87°05'13" WEST. 113.22 FEET TO A LINE PARALLEL WITH AND 65.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 39+50.49; THENCE SOUTH 89°52'30" WEST 60.29 FEET ALONG SAID PARALLEL LINE TO A POINT THE EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE OF THE EXISTING HIGHWAY STATE ROUTE 154 (BANGERTER HIGHWAY) OPPOSITE ENGINEER STATION 38+90.20, SAID POINT IS ALSO 91.70 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF BANGERTER HIGHWAY OF SAID PROJECT OPPOSITE ENGINEER STATION 515+45.71; THENCE NORTH 44°57'53" EAST 19.79 FEET ALONG SAID EASTERLY RIGHT OF WAY AND LIMITED ACCESS LINE TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE NORTH 89°53'25" EAST. 611.54 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

NONEXCLUSIVE RIGHTS-OF-WAY AND EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VEHICULAR PARKING, AND FOR THE LAYING, CONSTRUCTION, INSTALLATION, OPERATION, INSPECTION, SERVICING, MAINTENANCE, REPAIR, REMOVAL, ALTERATION, ENLARGEMENT, RELOCATION AND REPLACEMENT OF UNDERGROUND UTILITY PIPES, LINES, WIRES, CONDUITS AND RELATED FACILITIES, UPON, OVER, UNDER, THROUGH AND ACROSS THOSE AREAS DESIGNED FOR SUCH USE, AS SAID RIGHTS-OF-WAY AND EASEMENTS ARE DEFINED AND PROVIDED FOR IN THAT CERTAIN DECLARATION OF PARKING, ACCESS AND UTILITY EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 29, 2002 AS ENTRY NO. 8337273, IN BOOK 8640 AT PAGE 5031 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

APN: 21-05-126-018-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 28th day of January, 2021.

Delta Chi Partners Development, L.L.C.


Rej Hintze, Manager

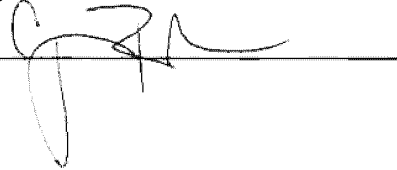
State of Utah
County of Salt Lake

On the 28th day of January, 2021, personally appeared before me Rej Hintze who being duly sworn did say that he is the Manager of Delta Chi Partners Development, L.L.C., and that said instrument was signed in behalf of said limited liability company by authority and said Rej Hintze acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

