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Book - 10283 Pg - 6487-6489
Gary W. Ott
Recorder, Salt Lake County, UT
SELECT TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

File No. 8243-RC

Parcel ID# 21-26-477-010

WARRANTY DEED
(Limited Liability Company)

YAB, LLC,

Grantor,

Of Riverton, County of Salt Lake, State of UTAH, hereby CONVEY AND WARRANT to

Rock Mountain L.L.C.,

Grantee,

of 1942 East Barrett Park Drive, Sandy, Utah 84092, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

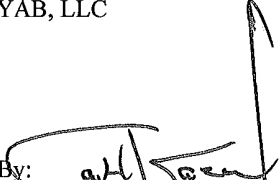
See Exhibit "A"

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2015, and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

WITNESS, the hand of said Grantor, this 1 day of ~~November~~^{December}, 2014.

YAB, LLC

By: 
Scot J. Hazard, Manager

By: 
Daniel G. Ford, Manager

By: 
Enoch M. Dahl, Manager

State of Utah)
 §
County of Utah)

On the 18th day of December, 2014, before me, the undersigned Notary Public, personally appeared Scot J. Hazard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

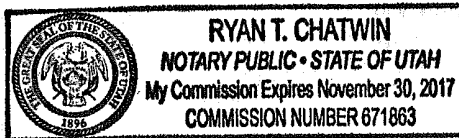


[Handwritten Signature]

Notary Public

State of Utah)
 §
County of Utah)

On the 18th day of December, 2014, before me, the undersigned Notary Public, personally appeared Daniel G. Ford, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



[Handwritten Signature]

Notary Public

State of)
 §
County of)

On the 1 day of December, 2014, before me, the undersigned Notary Public, personally appeared Enoch M. Dahl, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Handwritten Signature: Rachel Morgan]

Notary Public

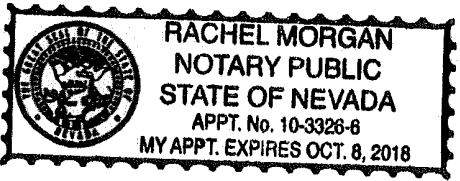


Exhibit "A"

Commencing at a point 414 1/4 feet West of the Northeast corner of Cutler's Subdivision of part of the Southeast Quarter of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian, (the Northeast Corner of said Subdivision being 1383.6 feet South of Station #2 of Highway #13, according to the survey made by L.P. Elliott, Civil Engineer on June 01, 1904 and supposed to be 33 feet West and 1399.2 feet South of the Northeast Corner of Said Quarter Section) thence running West 125 feet to the East line of a 39 1/4 foot Street; thence South 100 feet; thence East 250 feet; thence North 100 feet; thence West 125 feet to the place of beginning. Said property is further described as being lots 1, 2, 15, and 16 of Block 2, Cutlers Subdivision, an unrecorded plat. Also: beginning at the Northwest Corner of Block 2 of the aforesaid Subdivision, said point being South 1383.50 feet and West 576.48 feet from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0° 14' East 115.00 feet; thence South 89°53' East 150.00 feet; thence South 0° 14' West 115.00 feet to the North Line of the Cutler Subdivision aforesaid; thence following said line North 89°53' West 150.00 feet to the point of beginning.

ALSO: Commencing at a point in the center of Depot Street, Midvale, Utah, which point is South 1272.65 feet and West 428 feet from the East Quarter corner of Section 26, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 115 feet; thence East 115 feet, more or less, to the center of Stagg Street; thence North along the center of Stagg Street 115 feet, more or less, to the center of Depot Street; thence West along the center of Depot Street 115 feet, more or less, to the point of beginning.

Less and Excepting any portion lying within the bounds of Depot Street and Stagg Street and that portion shown in Final Order of Condemnation dated September 19, 1972, and recorded September 19, 1972, as Entry No. 2495229 in Book 3187 at Page 70, more particularly described as follows:

A parcel of land in fee for a highway known as Project No. 0150, being part of an entire tract of property, in the East half of the Southeast quarter of section 26, Township 2 South, Range 1 West, Salt Lake Base & Meridian, The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which is 539.25 feet West and 100.00 feet South from the Northeast corner of Cutler's unrecorded subdivision, said Northeast corner being 1399.2 feet south and 33 feet West from the East Quarter corner of said Section 26; thence East 86.37 feet along the South boundary line of said entire tract to a point 53.00 feet perpendicularly distant easterly from the center line of said project at Engineer Station 19+50.71; thence North 5°09'02" East 220.98 feet to the intersection with the North boundary line of said entire tract; thence North 89°53' West 105.59 feet along said North boundary line to the Northwest corner of said entire tract; thence south 221.00 feet, more or less, to the point of beginning.