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7/31/2012 11:44:00 AM \$17.00
Book - 10041 Pg - 1452-1454
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

When Recorded, Mail To:

Robert D. Tingey, General Counsel
301 West South Temple
Salt Lake City, UT 84101

Mail Tax Notice To:

Robert D. Tingey, General Counsel
301 West South Temple
Salt Lake City, UT 84101

F83421F

Space Above For Recorder's Use

SPECIAL WARRANTY DEED

Simmons SLC, LLC, a Utah limited liability company, grantor, hereby conveys and warrants against all claiming by, through or under grantor to Larry H. Miller Communications Corporation, a Utah corporation, grantee, for the sum of TEN DOLLARS (\$10) or other good and valuable consideration, that certain real property situated in Salt Lake County, Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

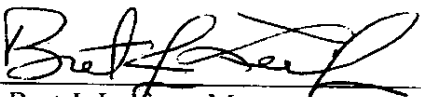
This conveyance is subject to the easements, taxes and interests of record shown on the Commitment for Title Insurance issued by Founders Title Company, as Agent for Fidelity National Title Insurance Company, Order No. F-00083421.

This conveyance is further subject to non-delinquent taxes and assessments, and all matters of record affecting the property and matters which could be reasonably ascertained by an inspection or survey of the property.

EXECUTED by grantor, this 30 day of July, 2012.

SELLER:

Simmons SLC, LLC

By: 
Bret J. Lefson, Manager

STATE OF UTAH)
)
) : ss.
)
COUNTY OF DAVIS)



On the 30 day of July, personally appeared before me, a Notary Public in and for said County and State, Utah, Bret J. Leifson, a manager of Simmons SLC, LLC, whose identity is known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing Consent, acknowledged to me that she executed the same.

Rachel P. Wilson

**LEGAL DESCRIPTION
EXHIBIT "A"**

PARCEL 1:

Lot 1, SIMMONS MEDIA SUBDIVISION, according to the Official Plat thereof recorded December 1, 2006 as Entry No. 9926682 in Book 2006P at Page 355 of Official Records.

The above property also being described of record as follows:

Beginning at a point located North 0°24'41" West 210.54 feet along the East section line from the East Quarter of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running: thence North 89°48'59" West 832.94 feet; thence North 0°24'41" West 1164.97 feet; thence South 89°54'14" East 793.59 feet to the West line of the Salt Lake City Drainage Canal; thence South 30°48'38" East 819.25 feet along said West line of the Salt Lake City Drainage Canal; thence West 375.23 feet to the section line; thence South 0°24'41" East 462.66 feet along the section line to the point of beginning.

PARCEL 1A:

TOGETHER WITH a non-exclusive perpetual use of "a roadway and stock trail easement" as reserved in that certain Judgment and Decree of Partition recorded August 30, 1983 as Entry No. 3837774 in Book 5487 at Page 125 of Official Records, and being more particularly described as follows:

25 Feet Each Side of a Line Described as Follows:

Beginning at a point on an existing road on the South section line of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, which point is approximately 900 feet West of the Southeast Corner of said Section 5; thence following said road Northerly and Westerly approximately 3100 feet, to a point 25 feet East of the North-South center line and approximately 1500 feet North of the South line of said Section 5; thence North parallel to and 25 feet East of the North-South centerline to a point 3900 feet North of the East-West centerline of said Section 5.

PARCEL 1B:

TOGETHER WITH a perpetual easement for the purpose of ingress and egress created by that certain Grant of Easement recorded October 19, 2006 as Entry No. 9881711 in Book 9367 at Page 8492 of Official Records, and being more particularly described as follows:

Beginning at a point located North 0°24'41" West 210.54 feet along the East section line and North 89°48'59" West 832.94 feet from the East Quarter of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°48'59" West 1750.39 feet to the East line of that Non-Exclusive Perpetual 50.0 foot "Roadway and Stock Trail Easement" recorded August 30, 1983 as Entry No. 3837774 in Book 5487 at Page 137 of Official Records; thence North 0°07'38" East 20.00 feet along the East line of said "Roadway and Stock Trail Easement"; thence South 89°48'59" East 1750.20 feet; thence South 0°24'41" East 20.00 feet to the point of beginning.

EXCEPTING and RESERVING from all parcels, all oil, gas and other minerals of every kind and description underlying the surface of the subject property.

The following is shown for informational purposes only: Tax ID No. 08-05-276-001