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RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 4 P.

RECORDED AT THE REQUEST OF: 4 Independence, LLC c/o Nathan D. Shipp 1099 West South Jordan Parkway South Jordan, Utah 84095 TAX I.D.: 33-14-303-002 / 33-14-303-003	Space above for County Recorder's use
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File: 2051814MT

SPECIAL WARRANTY DEED

MT. JORDAN LIMITED PARTNERSHIP, a Utah limited partnership (also known as Mt. Jordan Limited, a Utah limited partnership) (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to 4 INDEPENDENCE, LLC, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

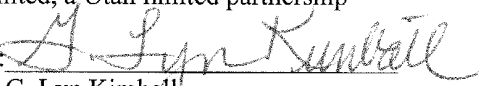
See attached Exhibit “A”,

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same (but expressly excluding any shares of water stock held by Grantor in the Draper Irrigation Company), and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 30th day of November 2020.

GRANTOR:

MT. JORDAN LIMITED PARTNERSHIP, a
Utah limited partnership, a.k.a. Mt. Jordan
Limited, a Utah limited partnership

By: 
G. Lyn Kimball
Managing General Partner

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21st day of November, 2020, by G. Lyn Kimball, as managing general partner of Mt. Jordan Limited Partnership, a Utah limited partnership, also known as Mt. Jordan Limited, a Utah limited partnership, on behalf of said limited partnership.



Katelyn Mickelsen
Notary Public

1549444

EXHIBIT "A"

PROPERTY DESCRIPTION

HERITAGE 76 PLAT A & B ADDITIONAL AREA

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:
Beginning at a point located S89°32'53"W along the section line 1365.29 feet and South 3679.05 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence southwesterly along the arc of a 310.00 foot radius non-tangent curve to the left (radius bears: S19°16'29"E) 294.10 feet through a central angle of 54°21'23" (chord: S43°32'50"W 283.19 feet); thence N7°43'17"W 186.46 feet; thence N82°16'43"E 53.00 feet; thence southeasterly along the arc of a 10.00 foot radius non-tangent curve to the left (radius bears: 82°16'43"E) 15.75 feet through a central angle of 90°15'44" (chord: S52°51'09"E 14.17 feet); thence N82°00'59"E 157.87 feet to the point of beginning.

HERITAGE 76 PLAT C

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 669.93 feet and South 3402.85 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence S13°50'15"W 15.46 feet; thence along the arc of a 15.00 foot radius curve to the right 3.38 feet through a central angle of 12°55'47" (chord: S20°18'08"W 3.38 feet); thence along the arc of a 141.00 foot radius curve to the right 95.20 feet through a central angle of 38°41'13" (chord: S46°06'38"W 93.41 feet); thence S65°27'14"W 292.22 feet; thence along the arc of a 650.00 foot radius curve to the right 187.89 feet through a central angle of 16°33'45" (chord: S73°44'07"W 187.24 feet); thence S82°00'59"W 337.21 feet; thence along the arc of a 10.00 foot radius curve to the right 15.75 feet through a central angle of 90°15'44" (chord: N52°51'09"W 14.17 feet); thence S82°16'43"W 43.00 feet; thence N7°43'17"W 10.02 feet; thence along the arc of a 136.00 foot radius curve to the left 84.61 feet through a central angle of 35°38'44" (chord: N25°32'39"W 83.25 feet); thence N43°22'01"W 12.81 feet; thence S46°37'59"W 4.00 feet; thence southwesterly along the arc of a 21.00 foot radius non-tangent curve to the left (radius bears: S46°37'59"W) 32.99 feet through a central angle of 90°00'00" (chord: N88°22'01"W 29.70 feet); thence S46°37'59"W 89.01 feet; thence along the arc of a 332.00 foot radius curve to the right 48.96 feet through a central angle of 8°26'55" (chord: S50°51'27"W 48.91 feet); thence N34°55'06"W 32.00 feet; thence northeasterly along the arc of a 300.00 foot radius non-tangent curve to the left (radius bears: N34°55'06"W) 44.24 feet through a central angle of 8°26'55" (chord: N50°51'27"E 44.20 feet); thence N46°37'59"E 189.32 feet; thence along the arc of a 264.00 foot radius curve to the right 166.29 feet through a central angle of 36°05'25" (chord: N64°40'42"E 163.56 feet); thence N82°43'24"E 126.72 feet; thence along the arc of a 190.00 foot radius curve to the right 14.00 feet through a central angle of 4°13'16" (chord: N84°50'03"E 13.99 feet); thence N86°56'41"E 66.93 feet; thence N3°03'19"W 123.91 feet to a point 33 feet south from the centerline of the East Jordan Canal;

thence along a line running parallel to and 33 feet south of said canal centerline the following three (3) courses: northeasterly along the arc of a 197.00 foot radius non-tangent curve to the right (radius bears: S10°12'25"E) 12.34 feet through a central angle of 3°35'21" (chord: N81°35'16"E 12.34 feet); thence N83°22'56"E 47.56 feet; thence along the arc of a 145.00 foot radius curve to the left 90.16 feet through a central angle of 35°37'30" (chord: N65°34'11"E 88.71 feet) to the southerly line of Harmon Day Drive; thence along said line the following four (4) courses: S63°23'35"E 213.41 feet; thence southeasterly along the arc of a 450.00 foot radius non-tangent curve to the left (radius bears: N23°32'20"E) 160.34 feet through a central angle of 20°24'52" (chord: S76°40'06"E 159.49 feet); thence S86°52'33"E 51.41 feet; thence along the arc of a 260.00 foot radius curve to the right 48.62 feet through a central angle of 10°42'48" (chord: S81°31'09"E 48.54 feet) to the point of beginning.

BANNER HILL PLAT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°32'53"W ALONG THE SECTION LINE 1255.51 FEET AND SOUTH 3299.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S3°03'19"E 123.91 FEET; THENCE S86°56'41"W 66.93 FEET; THENCE ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT 14.00 FEET THROUGH A CENTRAL ANGLE OF 4°13'16" (CHORD: S84°50'03"W 13.99 FEET); THENCE S82°43'24"W 126.72 FEET; THENCE ALONG THE ARC OF A 264.00 FOOT RADIUS CURVE TO THE LEFT 166.29 FEET THROUGH A CENTRAL ANGLE OF 36°05'25" (CHORD: S64°40'42"W 163.56 FEET); THENCE S46°37'59"W 189.32 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 44.24 FEET THROUGH A CENTRAL ANGLE OF 8°26'55" (CHORD: S50°51'27"W 44.20 FEET); THENCE N34°55'06"W 132.47 FEET TO A POINT 33 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE EAST JORDAN CANAL; THENCE ALONG A LINE RUNNING PARALLEL TO AND 33 FEET SOUTHEASTERLY OF SAID CANAL CENTERLINE THE FOLLOWING SEVEN (7) COURSES: N57°17'41"E 72.47 FEET; THENCE N43°36'10"E 146.67 FEET; THENCE N46°53'33"E 68.18 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 147.87 FEET THROUGH A CENTRAL ANGLE OF 43°00'28" (CHORD: N68°23'47"E 144.43 FEET); THENCE N89°54'01"E 106.28 FEET; THENCE ALONG THE ARC OF A 553.00 FOOT RADIUS CURVE TO THE LEFT 132.19 FEET THROUGH A CENTRAL ANGLE OF 13°41'46" (CHORD: N83°03'08"E 131.88 FEET); THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 12.34 FEET THROUGH A CENTRAL ANGLE OF 3°35'21" (CHORD: N77°59'55"E 12.34 FEET) TO THE POINT OF BEGINNING.