

S21358

WHEN RECORDED MAIL TO:  
CAVRAD PROPERTIES LLC  
168 HARVEST BERRY PLACE  
DRAPER, UT 84020

11563813  
1/25/2013 4:12:00 PM \$13.00  
Book - 10101 Pg - 3818-3819  
Gary W. Ott  
Recorder, Salt Lake County, UT  
ASPEN TITLE INSURANCE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

### WARRANTY DEED

**MARK H. CARVER AND MICHELLE M. CARVER**

Grantor,

of DRAPER, County of SALT LAKE, State of UT  
hereby CONVEY and WARRANTY to

**CAVRAD PROPERTIES, LLC, a utah limited liability company**

Grantee,

of RIVERTON, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS AND NO/100 and other  
good and valuable consideration, the following tract of land in the County of SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

27-21-401-040

WITNESS the hand of said grantor, this 23<sup>rd</sup> day of January, 2013

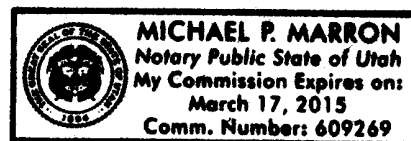
\_\_\_\_\_  
MARK H. CARVER

*Michelle M. Carver*  
\_\_\_\_\_  
MICHELLE M. CARVER

STATE OF UTAH            )  
                                      :SS  
COUNTY OF SALT LAKE    )

On the 23<sup>rd</sup> day of January, 2013, personally appeared before me MARK H. CARVER and MICHELLE M. CARVER, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*Michael P. Marron*  
\_\_\_\_\_  
Notary Public



**ORDER NUMBER: S21358**

**EXHIBIT "A"**

BEGINNING AT A POINT WHICH IS NORTH 89°56'45" EAST ALONG THE CENTER SECTION LINE 1187.31 FEET AND SOUTH 0°02'15" EAST 33.00 FEET FROM THE CENTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°56'45" EAST 141.05 FEET, THENCE SOUTH 0°01'15" EAST 444.57 FEET, THENCE SOUTH 89°56'45" WEST 140.92 FEET, THENCE NORTH 0°02'15" WEST 444.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 11400 SOUTH STREET, INCIDENT TO THE CONSTRUCTION OF PROJECT SP-15-7(156)293, BEING A PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4SE1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, S.L.B. & M. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID 11400 SOUTH STREET, SAID CORNER IS 1187.31 FEET NORTH 89°56'45" EAST ALONG THE CENTER SECTION LINE AND 33.00 FEET SOUTH 0°02'15" EAST FROM THE CENTER OF SAID SECTION 21, SAID CORNER IS ALSO 28.23 FEET RADIALLY DISTANT SOUTHERLY FROM THE DESIGN LINE OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 136+52.93, AND RUNNING THENCE NORTH 89°56'45" EAST 142.75 FEET (141.05 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT, THENCE SOUTH 0°02'02" EAST (SOUTH 0°01'15" EST BY RECORD) 25.16 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 49.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID DESIGN LINE, THENCE NORTH 88°08'35" WEST 65.75 FEET ALONG A LINE PARALLEL WITH SAID DESIGN LINE TO THE TO THE BEGINNING OF A 7951.00 FOOT RADIUS CURVE TO THE LEFT OPPOSITE ENGINEER STATION 137+30.95 FEET, THENCE WESTERLY 77.06 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH SAID DESIGN LINE, THROUGH A DELTA OF 00°33'19" (NOTE: CHORD TO SAID CURVE BEARS NORTH 88°25'15" WEST FOR A DISTANCE OF 77.06 FEET) TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 0°02'15" WEST 20.77 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.