

Mail Tax Notice To:
Castlewood - Pebble Hills
6900 S 900 E, Suite 130
Midvale, UT. 84047
134386-CAU
Tax ID 22-32-453-026, 025, & 036

13641559
4/23/2021 2:18:00 PM \$40.00
Book - 11162 Pg - 7402-7404
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Property #:508-1653

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah

corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Castlewood – Pebble Hills, LLC, GRANTEE, of 6900 S 900 E, Suite 130, Midvale, County of Salt Lake, State of Utah, 84047, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situated in the County of Salt Lake, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: (i) any state of facts that an accurate and complete ALTA/ACSM Land Title Survey (with all Table A items) and/or physical inspection of the property might disclose, (ii) all zoning, regulations, restrictions, rules, and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction, and (iii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances and all other matters of record or enforceable at law or in equity.

The Grantor specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 19th day of April, 2021.

**THE CHURCH OF JESUS CHRIST OF LATTER-
DAY SAINTS**, a Utah corporation sole fka
CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS, a Utah corporation sole

By: 
Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 19th day of April, 2021, personally appeared before me Craig E. Weidmer, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.





Notary Public for the
State of Utah

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1:

Beginning at a point on the center line of 8600 South Street, said point being North 89°59'10" West 1320.0 feet along the section line from the Southeast corner of Section 32, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence along said section line North 89°59'10" West 215.32 feet; thence North 00°10'10" East 353.0 feet; thence South 89°59'10" East 215.32 feet; thence South 00°10'10" West 353.0 feet, more or less, to point of beginning.

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PARCEL 2:

Beginning on the centerline of 8600 South Street, said point being South 89°59'10" East 1045.16 feet from the South quarter corner of Section 32, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 00°10'10" East 353.00 feet; thence South 89°59'10" East 70.00 feet; thence South 00°10'10" West 353.00 feet to the centerline of 8600 South Street; thence North 89°59'10" West 70.00 feet along said centerline to the point of beginning.

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PARCEL 3:

All of Lots 25, 26, 27 and 28, WARE SUBDIVISION #1, in the City of Sandy, Salt Lake County, Utah, according to the official plat thereof, recorded February 29, 1960 as Entry No. 1703171 in Book U of Plats at Page 80.

Tax Serial No.: 22-32-453-036