

Mail Recorded Deed and Tax Notice To:
N Brockbank Investments, LLC
2265 East Murray Holladay Road
Holladay, UT 84117



**COTTONWOOD
TITLE**

File No.: 110567-CAF

01153419 B: 2635 P: 0134

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Rhonda Francis Summit County Recorder

01/21/2021 02:35:27 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

SPECIAL WARRANTY DEED

Jordanelle Special Service District, a special service district created by Wasatch County, State of Utah

GRANTOR(S) of Heber City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

N Brockbank Investments, LLC, a Utah limited liability company

GRANTEE(S) of Holladay, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following surface estate, described tract of land in **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: **SS-87-B-X** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 18th day of January, 2021.

Jordanella Special Service District

BY: 

Max Covey
General Manager

STATE OF UTAH

COUNTY OF WASATCH

On the 18 day of January, 2021, personally appeared before me Max Covey, who being by me duly sworn did say that he is the General Manager of Jordanelle Special Service District, and acknowledged that he signed the foregoing instrument on behalf of said Special Service District with authority granted by Wasatch County.



Notary Public

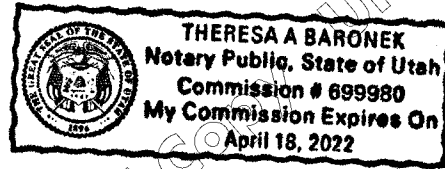


EXHIBIT A
Legal Description
(Surface Estate Parcels)

PARCEL 1:

A parcel of land located in the Northeast quarter of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point on the Southerly right-of-way line of Highway U-189 and located South 00°34'37" West 975.18 feet and East 3961.53 feet from the Northeast corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence along the Southerly right-of-way line of Highway U-189 the following three (3) courses: 1) North 88°34'36" East 82.10 feet to a right-of-way monument; thence 2) South 87°45'58" East 300.64 feet to a right-of-way monument; thence 3) 379.70 feet along the arc of a curve to the right having a radius of 1679.86 feet (chord bears South 78°04'35" East 378.90 feet) to a right-of-way monument located on the Summit-Wasatch County line; thence along the Summit-Wasatch County line South 15°43'12" East 622.62 feet; thence along the Summit-Wasatch County line South 30°02'07" West 491.28 feet to County Monument 137; thence along the Summit-Wasatch County line South 07°49'47" East 152.51 feet; thence North 89°58'46" West 696.76 feet; thence North 1263.44 feet to the point of beginning.

PARCEL 1A:

An easement 20 feet wide being ten feet on either side of the centerline of an old roadway that begins at a point on the County Road located in the Richardson Flat area about 1.5 miles East of the U. S. Highway 40 overpass and about 0.5 miles from the Wasatch/Summit County line, said point lying East 3600.72 feet and South 2893.79 feet, more or less, from the section corner common to the Northeast corner of Section 2 and the Northwest corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence North 32°28'54" East 57.17 feet; thence North 02°32'16" East 579.91 feet; thence North 10°53'24" East 97.08 feet; thence North 09°05'38" East 92.83 feet; thence North 03°22'04" West 62.44 feet; thence North 08°44'59" West 144.68 feet; thence North 01°30'29" West 139.38 feet; thence North 08°58'35" East 70.53 feet; thence North 17°56'05" East 131.03 feet; thence North 18°58'39" East 124.08 feet; thence North 25°01'33" East 60.70 feet; thence North 49°46'31" East 62.46 feet; thence North 86°11'15" East 55.14 feet; thence North 81°52'23" East 51.88 feet; thence South 66°02'46" East 36.13 feet, more or less, to the Westerly side line of the Richardson Flat parcel.