

11833098
4/14/2014 3:24:00 PM \$14.00
Book - 10223 Pg - 5987-5989
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

F 85594 F

Parcel ID No. 22-18-153-010

SPECIAL WARRANTY DEED

N.C. GARRIDO, INC., a Utah corporation, of Salt Lake County, State of Utah, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:


Beginning 1627.67 feet West and North 2°15' East 47.26 feet from the Southeast corner of the Northwest Quarter of Section 18, Township 2 South, Range 1 East Salt Lake Base and Meridian; thence North 2°15' East 200 feet; thence North 88°43' West 90 feet; thence South 2°15' West 200 feet; thence South 88°43' East 90 feet to the point of beginning.

SUBJECT TO the matters identified and listed on the attached Exhibit A.

WITNESS the hand of said Grantor this 14th day of April, 2014.

GRANTOR:

N.C. GARRIDO, INC., a Utah corporation

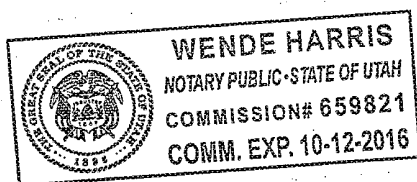
By: 

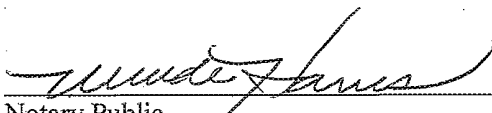
Name: Noe A. Garrido

Its: President

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

The foregoing instrument was acknowledged before me this 14 day of April, 2014, by Noe A. Garrido, the President of N.C. Garrido, Inc., a Utah corporation, for and on behalf of said corporation.




Notary Public

18951969

EXHIBIT A
Permitted Exceptions

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. All taxes due and payable have been paid in full.
10. Intentionally deleted.
11. Intentionally deleted.
12. Intentionally deleted.
13. Said property is included within the boundaries of Murray City, and is subject to the charges and assessments thereof. None due and payable.
14. Easement for public utilities and incidental purposes over the East 5 feet of the South 91.042 feet, as shown on the recorded plat of Murray Heights, recorded September 3, 1948 as Entry No. 113219 in Book "K" of Plats at Page 28 of Official Records.
15. Easements and Rights-Of-Way, as disclosed by Special Warranty Deed recorded April 28, 1969 as Entry No. 2285432 in Book 2749 at Page 184 of Official Records.
16. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: American National Mortgage Company, Inc.
Grantee: Mountain Fuel Supply Company
Recorded: August 04, 1970
Entry No.: 2343973
Book: 2883
Page: 646

17. A right of way for ingress and egress, as reserved in that certain Warranty Deed recorded October 12, 1971 as Entry No. 2414831 in Book 3006, at Page 33 of Official Records and further corrected by that certain Warranty Deed recorded February 26, 1974 as Entry No. 2606952 in Book 3538 at Page 244 of Official Records.

18. A right of way for ingress and egress, as reserved in that certain Quit Claim Deed recorded December 16, 1988 as Entry No. 4715057 in Book 6089 at Page 2728 of Official Records.

19. Intentionally deleted.

20. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Duane J. Sundloff Sr. and Lucretia A. Sundloff
Grantee: Mountain States Telephone and Telegraph Company
Recorded: May 01, 1990
Entry No.: 4911188
Book/Pages: 6217 / 728

21. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: Phillips Petroleum Company, a Delaware corporation
Grantee: Murray City Corporation
Recorded: April 18, 1997
Entry No.: 6623015
Book/Page: 7646 / 1215

22. Intentionally deleted.

23. Intentionally deleted.

24. Any easements and/or rights of way for the water distribution system and appurtenances of the Cahoon and Maxfield Irrigation Company, as the same may be found to intersect the herein described property, as disclosed by Quit Claim Deed, recorded December 29, 1999 as Entry No. 7543760 in Book 8332 at Page 903 of Official Records.

25 - 43. Intentionally deleted.

44. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: N.C. Garrido, Inc.
Grantee: Murray City, a municipal corporation
Recorded: April 13, 2012
Entry No.: 11448940
Book/Page: 10045 / 1078

45 - 49. Intentionally deleted.

50. Rights of current tenants as tenants only.

51. Rights or claims of parties currently in possession.

11833099
4/14/2014 3:24:00 PM \$12.00
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Gary W. Ott
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WHEN RECORDED RETURN TO:

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

F 85594 F

Affecting Parcel ID No. 22-18-153-010

QUITCLAIM DEED

N.C. GARRIDO, INC., a Utah corporation, of Salt Lake County, State of Utah, Grantor, hereby quitclaims to **MILLER FAMILY REAL ESTATE, L.L.C.**, a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah, to wit:

A triangular shaped parcel of ground missing from the original deed and needed to adjust the South Line of the deed description to match the North Line of 5770 South Street as it exists on the ground, described metes and bounds as follows:

A part of the Northwest Quarter of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the North Line of 5770 South Street as it exists on the ground at 33.00 foot half-width and as shown as the Southwest Corner of Lot 3 of Murray Heights, a subdivision recorded September 3, 1948 of Official Records; said point of beginning is described of record as being 1627.67 feet West and 47.26 feet North 2°15' East from the Southeast Corner of the Northwest Quarter of said Section 18; said point of beginning is located 14.23 feet North 2°16'42" East along the Monument Line in State Street, 304.18 feet East along the Centerline of 5770 South Street, and 33.03 feet North 2°15'00" East from an existing Brass Cap Street Monument; and running thence North 88°43' West 90.00 feet along the South Line of the deed to the Southwesterly Corner thereof; thence South 2°15'00" West 2.02 feet to the North Line of said 5770 South Street; thence East 90.06 feet along said North Line of 5770 South Street to the point of beginning.

WITNESS the hand of said Grantor this 14th day of April, 2014.

GRANTOR:

N.C. GARRIDO, INC., a Utah corporation

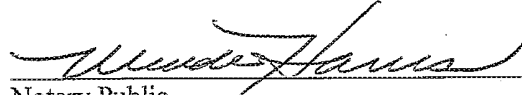
By: 

Name: Noe A. Garrido

Its: President

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

The foregoing instrument was acknowledged before me this 14 day of April, 2014, by Noe A. Garrido, the President of N.C. Garrido, Inc., a Utah corporation, for and on behalf of said corporation.


Notary Public

