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8/24/2016 4:18:00 PM \$15.00
Book - 10468 Pg - 322-323
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Miller Family Real Estate, LLC
9350 South 150 East, Suite 1000
Attention: Scott Bates
Sandy, UT 84070



File No.: 77922-AH

SPECIAL WARRANTY DEED

ES 166641 LC, a Utah limited liability company

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Miller Family Real Estate, LLC

GRANTEE(S) of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 15-12-353-003 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 23rd day of August, 2016.

^{166641 LC}
ES ~~16641 LC~~, a Utah limited liability company

By: Exchange Services, LLC, its manager

BY: 
Michael Anderson, President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 23rd day of August 2016, personally appeared before me Michael Anderson, who ^g ~~16641 LC~~ ^{166641 LC} acknowledged himself to be the president of Exchange Services, LLC, the manager of ES ~~16641 LC~~, a Utah limited liability company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

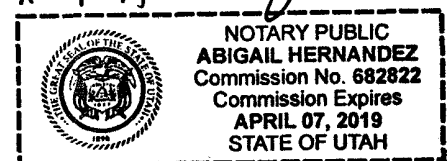


EXHIBIT A

Beginning at a point which is 22.71 feet North 00°00'37" West along the lot line from the Southwest corner of Lot 1, Block 25, Five Acre Plat "A", Big Field Survey, which point is 790.13 feet South 89°56'37" West along the monument line and 47.39 feet North 00°00'37" West along said lot line and projection thereof from a Salt Lake City standard brass cap monument at the intersection of 1300 South Street and 500 West Street and running thence North 00°00'37" West 479.33 feet along said lot line; thence North 89°56'47" East 309.08 feet; thence South 00°00'29" East 479.32 feet; thence South 89°56'40" West 309.06 feet to the point of beginning.

The basis of bearing is South 89°56'37" West along the monument line in 1300 South Street between 500 West Street and 900 West Street, as shown on the Salt Lake City Surveyor's Monument Map, "West of 1700 East, Sunnyside to 1700 South".

FIRST TOGETHER WITH EASEMENT:

A perpetual easement over and across the following described tract of land for the purpose of ingress and egress:

Beginning at a point which is North 00°03'23" West 47.39 feet and North 89°56'40" East 308.82 feet of a monument of Salt Lake City located at 1300 South Station 4754.96 feet West of the center line of Main Street; thence North 25 feet; thence South 45°00'00" East 35.25 feet; thence South 89°37'01" West 8.88 feet; thence South 89°56'40" West 16.07 feet to the place of beginning.

SECOND TOGETHER WITH EASEMENT:

A perpetual easement for the purpose of maintenance of a drainage system over the West ten (10) feet for a distance of 60 feet from the Southwest corner of the following described tract of land in Salt Lake County, State of Utah:

Beginning 26.8 rods North and 82 rods East and 501 feet 10 1/2 inches North of the Southwest corner of the Southwest quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence West 450 feet; thence South 479.32 feet; thence Easterly 450 feet to a point South 476.76 feet from the point of beginning; thence North 476.76 feet to the place of beginning.

THIRD TOGETHER WITH RIGHT-OF-WAY AND SIGN EASEMENT for ingress and egress over the following:

Beginning at a point 26.8 rods North and 82 rods East and 501 feet 10 1/2 inches North and South 00°01'01" East 160.00 feet from the Southwest corner of the Southwest quarter of Section 12, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being South 89°56'37" West 31.00 feet and North 00°01'01" West 367.18 feet from a Salt Lake City monument in the intersection of 1300 South and 500 West Street and running thence South 89°56'40" West 320.00 feet; thence South 00°01'01" East 84.00 feet; thence South 89°56'40" West 130.00 feet; thence South 00°01'01" East 30.00 feet; thence North 89°56'40" East 178.00 feet; thence North 00°01'01" West 84.00 feet; thence North 89°56'40" East 272.00 feet; thence North 00°01'01" West 30.00 feet to the point of beginning, also beginning at the same point and running thence North 00°01'01" West 10.00 feet; thence South 89°56'40" West 12.00 feet; thence South 00°01'01" East 10.00 feet; thence North 89°56'40" East 12.00 feet to said point of beginning, a perpetual easement for purpose of erection and maintenance of a sign.