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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111
Attn: Loyal Hulme

Tax Parcel ID: 26-34-376-001-0000

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged DANSIE LAND, LLC (the "**Grantor**"), grants and conveys to RIVERSIDE DEVELOPMENT, LLC, as Grantee, all of each Grantor's respective interest in the real property located in Herriman City, Salt Lake County, State of Utah described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, if any.

[SIGNATURES TO FOLLOW]

EXHIBIT A

REAL PROPERTY DESCRIPTION

Real property in the County of Salt Lake, State of UT, described as follows:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HERRIMAN CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°53'28" WEST ALONG THE SECTION LINE 322.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE SECTION LINE NORTH 89°53'28" WEST 885.92 FEET TO THE EASTERLY LINE OF THE BOUNDARY OF THAT CERTAIN WARRANTY DEED RECORDED AUGUST 28, 2017 AS ENTRY NO. 12605038 IN BOOK 10592 AT PAGE 8045 IN THE OFFICE OF SALT LAKE COUNTY RECORDER; THENCE ALONG SAID DEED NORTH 00°14'55" WEST 838.18 FEET TO A SOUTHWESTERLY CORNER OF THAT PARCEL CONVEYED TO IVORY LAND CORP., A UTAH LIMITED LIABILITY COMPANY BY THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 19, 2019 AS ENTRY NO. 12971505 IN BOOK 10771 AT PAGE 7607 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 75°27'00" EAST 231.97 FEET; THENCE 2) SOUTH 46°36'18" EAST 134.23 FEET; THENCE 3) SOUTH 00°02'20" WEST 117.11 FEET; THENCE 4) SOUTH 89°57'40" EAST 28.23 FEET; THENCE 5) SOUTH 00°02'20" WEST 305.87 FEET; THENCE 6) ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 334.00 FEET A DISTANCE OF 457.81 FEET THROUGH A CENTRAL ANGLE OF 78°32'02" CHORD: SOUTH 39°13'41" EAST 422.80 FEET; THENCE 7) SOUTH 78°29'42" EAST 277.75 FEET TO THE POINT OF BEGINNING.

Being approximately 7.82 acres

Tax Parcel ID: 26-34-376-001-0000

Said property is also known by the street address of:
6973 West Herriman Highway, Herriman, UT