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3/20/2014 2:25:00 PM \$12.00  
Book - 10218 Pg - 3700-3701  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:  
Ridge Park Partners, LLC  
9980 So. 300 W #310  
Sandy, Utah 84070



## WARRANTY DEED

**Rockworth Companies, LLC, a Utah Limited Liability Company**  
**GRANTOR(S)** of Salt Lake, State of Utah, hereby Conveys and Warrants to

**Ridge Park Partners, LLC, a Utah Limited Liability Company**

**GRANTEE(S)** of Salt Lake, 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 AND MADE A PART HEREOF**

**TAX ID NUMBER 22-29-483-049** (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 2014 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 19<sup>th</sup> day of March, 2014.

Rockworth Companies, LLC, a  
a Utah Limited Liability Company

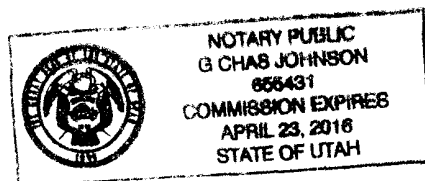
Spencer H. Hess  
By: Spencer H. Hess  
Its: Manager

J. Ryan Jenkins  
By: J. Ryan Jenkins  
Its: Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On the 19<sup>th</sup> day of March, 2014, personally appeared before me Spencer H. Hess AND  
J. Ryan Jenkins, who acknowledged themselves to be the Managers  
of Rockworth Companies, LLC a limited liability company, and that they, as  
such, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public



## EXHIBIT A

Beginning at the Easterly most corner of a parcel defined by a Warranty Deed recorded August 18, 2005 as Entry No. 9464978 in Book 9175 at Page 8002 of official records, said point being on the Westerly right-of-way line of Little Cottonwood Creed Road, an existing public street, said point also being North 00°07'04" East 1248.41 feet along the section line and West 314.71 feet from the Southeast corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 45°44'54" West 149.79 feet; thence South 36°22'04" West 10.57 feet; thence South 60°44'29" West 70.98 feet; thence South 38°45'45" West 72.00 feet; thence North 51°19'52" West 202.46 feet; thence North 38°14'04" East 7.52 feet to the existing Easterly boundary line of 1300 East Street as defined by a Warranty Deed recorded June 5, 2000 as Entry No. 7652670 in Book 8366 at Page 172 of official records; thence North 53°20'56" West (North 53°28'00" West - referenced deed) 118.43 feet; thence South 38°14'04" West (South 38°07'58" - referenced deed) 4.44 feet to the existing Easterly boundary line of 1300 East Street as defined by a Warranty Deed recorded April 18, 2002 as Entry No. 8209033 in Book 8589 at Page 74 of official records; thence along said 1300 East boundary line North 51°12'46" West (North 51°19'52" West - referenced deed) 142.96 feet; thence South 89°52'00" West 2.82 feet; thence North 50°00'00" West 62.24 feet; thence North 39°37'10" East 249.77 feet; thence North 50°00'00" West 45.74 feet to the Northerly boundary line of Lot 5, Overlook at Union Point Subdivision; thence along said Northerly subdivision line the following (2) two courses: North 40°00'00" East 79.50 feet and North 56°59'54" East 32.406 feet to the Easterly boundary line of said Lot 5, Overlook at Union Point Subdivision, said point also being a 416.060 foot radius curve to the left (center point bears North 56°59'54" East); thence following the Easterly boundary line of said Lot 5, Overlook Subdivision 203.373 feet along the arc of said curve, through a central angle of 28°00'24" to a point of reverse curvature with a 350.060 foot radius curve to the right; thence 117.255 feet along the arc of said curve through a central angle of 19°11'30"; thence South 41°49'00" East 178.950 feet to a point of curvature with a 922.360 foot radius curve to the right; thence 7.41 feet along the arc of said curve through a central angle of 00°27'37" to the Northerly boundary line of a parcel defined by a Warranty Deed recorded August 18, 2005 as Entry No. 9464978 in Book 9175 at Page 8002 of official records; thence along said boundary the following (2) two courses: North 89°59'04" East (89°52'00" - referenced deed) 20.31 feet and South 32°07'56" East (32°15'00" - referenced deed) 90.50 feet to the point of beginning. (Being a portion of "Convertible Land" contained within The Ridge Condominiums - Phase 1)