

Mail Recorded Deed and Tax Notice To:

Canyon Centre Capital, LLC,
9067 S. 1300 W. Ste 105
West Jordan, UT 84088

11940810
11/5/2014 10:52:00 AM \$19.00
Book - 10272 Pg - 7042-7046
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No. 54918-TF

SPECIAL WARRANTY DEED

This deed is given to complete a lot line adjustment and consolidate ownership and tax parcel numbers

Canyon Centre Capital, LLC, a Utah limited liability company
GRANTOR(S) of West Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to
Canyon Centre Capital, LLC, a Utah limited liability company
GRANTEE(S) of West Jordan, 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 22-25-176-017 and 22-25-176-020 (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.

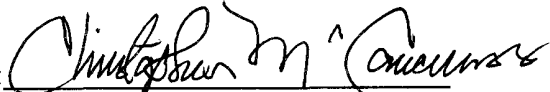
EXHIBIT B attached hereto contains an illustration of the current configuration of the property.

EXHIBIT C attached hereto contains an illustration of the configuration of the remaining lot after this lot line adjustment deed.

Dated this 4 day of November, 2014.

Canyon Centre Capital, LLC, a Utah limited liability company

BY: CW Management Corporation, its Manager

BY: 
Christopher McCandless
President

STATE OF Utah

COUNTY OF Salt Lake

On the 4 day of November, 2014 personally appeared before me Christopher McCandless, President of CW Management Corporation which is Manager of Canyon Centre Capital, LLC, a limited liability company, and that he/~~she~~, as such President of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

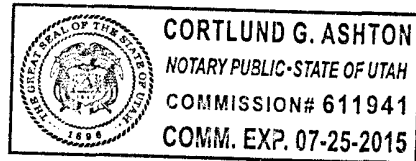


EXHIBIT A

AS SURVEYED BOUNDARY DESCRIPTION

ALSO DESCRIBED AS:

Beginning on the east line of Racquet Club Drive at a point South 89°59'07" East along the Quarter Section line 1199.11 feet and North 109.58 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian (As surveyed section tie - Beginning on the east line of Racquet Club Drive at a point East 1198.53 feet and North 108.09 feet from the West Quarter corner of Section 25, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Basis of Bearing being South 00°03'19" East - 2672.45 feet between the West Quarter corner and the Southwest corner of said Section 25) and running thence North along said east line 490.42 feet; thence North 57°34'49" East 210.68 feet; thence South 87°44'40" East 406.36 feet to the west line of Wasatch Boulevard; thence along the West line of Wasatch Boulevard for two (8) courses as follows; along the arc of a 1482.69 foot radius curve to the left 136.953 feet (the chord bears South 8°53'50" East 136.904 feet); thence South 11°31'30" East 276.33 feet; thence South 07°41'10" East 57.98 feet; thence South 11°37'08" East 68.90 feet; thence South 78°22'52" West 8.00 feet; thence South 11°37'08" East 129.45 feet; thence North 78°22'52" East 8.00 feet; thence South 11°37'08" East 63.69 feet to the north line of the Canyon Racquet Club Condominiums; thence leaving said West line of Wasatch Boulevard and along the north line of said Canyon Racquet Club Condominiums four (4) courses as follows; South 86°30' West 248.14 feet; thence South 70°30' West 142.96 feet; thence South 47°30' West 90.00 feet; thence North 86°00' West 46.20 feet; thence North 35°00' West 82.40 feet; thence North 34°16'39" West 102.62 feet; thence North 20°20'26" West 107.65 feet; thence West 83.44 feet to the POINT OF BEGINNING.

Containing 474,587 Sq.Ft. or 10.895 acres more or less

Right of way Easement

Together with a perpetual easement and right of way for ingress and egress and for public and private utilities and for the construction, operation and continued maintenance and repair of a roadway on, in, over, across, through, or under the surface of a strip of land described in mesne documents of record and more particularly described in that certain Quit Claim deed dated August 7, 1978 by and between Victor S. Merrill and Marian Y. Merrill, his wife, and Mountain Four, Ltd., a Utah limited partnership, as Grantors and G.H. Bagley, Inc., a Utah corporation, as Grantee, recorded August 11, 1978 as Entry No. 3151481 in Book 4721 at Page 165 of Salt Lake County Records office; which easement and right of way shall be for the benefit of and appurtenant to and shall pass with title to the tract of land described above which is commonly known and referred to as the Canyon Racquet Club property.

EXHIBIT C

LOT LINE ADJUSTMENT

EXISTING BOUNDARY DESCRIPTIONS

LOT 1, WASATCH GATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LESS AND EXCEPTING:

A parcel of land lying in the Northwest Quarter and the Southwest Quarter of Section 26, Township 2 South, Range 1 East, Salt Lake County, Utah, and being more particularly described as follows:

LOT 2, WASATCH GATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF.

AS SURVEYED BOUNDARY DESCRIPTION

ALSO DESCRIBED AS:

Beginning on the west line of Racquet Club Drive at a point South 89°50'57" East along the Quarter Section line...

Right of way Easement:

Together with a perpetual easement and right of way for ingress and egress and for public and private utilities and for the construction, operation and continued maintenance and repair of a roadway on, in, over, across, through, or under the surface of a strip of land described in these documents...

NARRATIVE

The purpose of this survey is to establish on the ground the boundary described herein and to correct the same to one parcel. The lines of bearings is as shown on this map.

SURVEYORS CERTIFICATE

I, Marshall Dyer, do hereby certify that I am a registered Land Surveyor as provided by Utah State Law and that I hold Certificate No. 0380728. Further, that the property surveyed hereon was under my direct supervision and the results of this survey are described herein.

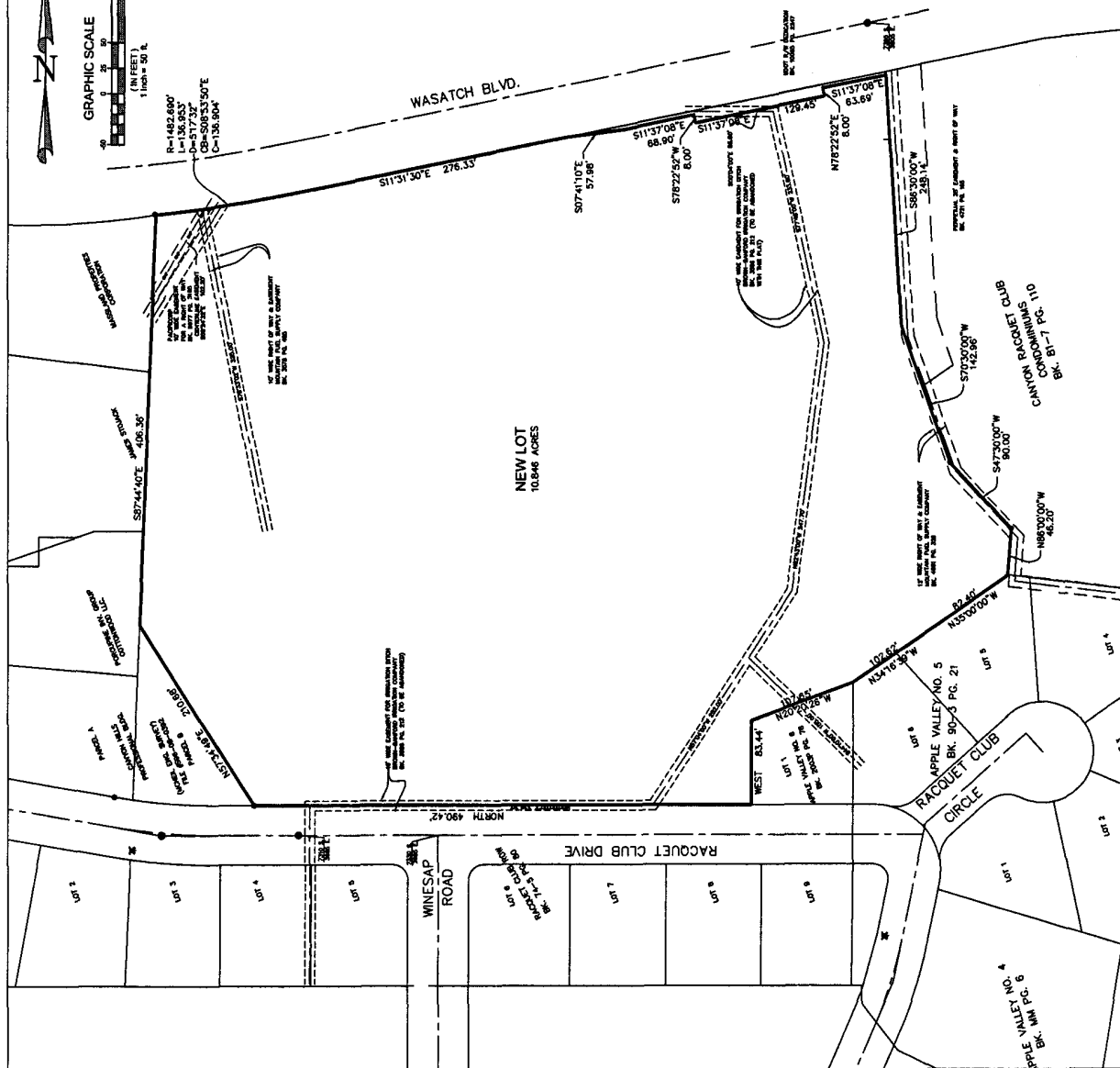
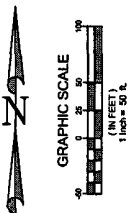


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LOT LINE ADJUSTMENT
WASATCH GATES
SUBDIVISION

SHEET NUMBER
1
OF 1 SHEETS
DRAWING NAME