

Mail Recorded Deed and Tax Notice To:  
EveReal-Estate, LLC, a Utah limited liability company  
14647 S Porter Rockwell Blvd  
Bluffdale, UT 84065

13908524 B: 11315 P: 4568 Total Pages: 5  
03/10/2022 12:45 PM By: ggasca Fees: \$40.00  
SWD- SPECIAL WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 154800-MCP

---

## SPECIAL WARRANTY DEED

**East Pad VWP, LLC, a Utah limited liability company**

**GRANTOR(S)** of Los Angeles, State of California, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**EveReal-Estate, LLC, a Utah limited liability company**

**GRANTEE(S)** of Bluffdale, 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**

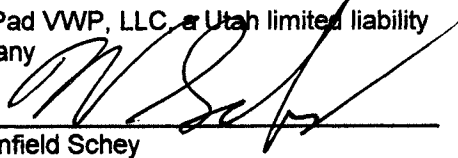
**TAX ID NO.:** 21-07-478-035 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 8th day of March, 2022.

East Pad VWP, LLC, a Utah limited liability company

BY:   
Winfield Schey  
Manager

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 8th day of March, 2022, ~~before me, personally appeared Winfield Schey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of East Pad VWP, LLC, a Utah limited liability company.~~

**See Attached Certificate**

\_\_\_\_\_  
Notary Public

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

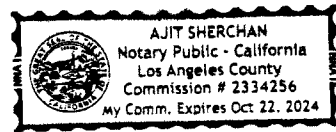
State of California  
County of Los Angeles )

On 3/8/2022 before me, Ajit Sherchan Notary Public  
(insert name and title of the officer)

personally appeared Winfield K Schey,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]* (Seal)

**EXHIBIT A**  
**Legal Description**

Beginning at a point North 89°54'04" West 412.35 feet and South 00°05'30" West 59.58 feet from the Southeast corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°54'30" West 86 feet; thence North 00°05'30" East 200 feet; thence South 89°54'30" East 86 feet; thence South 00°05'30" West 200 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded December 22, 2011 as Entry No. 11301777 in Book 9976 at Page 6442 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee for the widening of the existing highway State Route 173 known as Project No. S-0173(16)5, being part of an entire tract of property situate in the NE1/4NE1/4 of Section 18, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract in the northerly right of way line of the existing highway State Route 173 which corner is 412.35 feet N.89°59'04"W. along the section line, and 59.45 feet (59.58 feet by record) S.00°05'30"W. from the Southeast Corner of Section 7, Township 2 South, Range 1 West, Salt Lake Base & Meridian, said corner is also approximately 46.68 feet perpendicularly distant northerly from the control line of said project opposite engineer station 560+88.89; and running thence N.89°54'30"W. 86.00 feet along said northerly right of way line to the southwest corner of said entire tract; thence N.00°05'30"E. 2.36 feet along the westerly boundary line of said entire tract to a point in a 1,027.67-foot radius non-tangent curve to the left, concentric with and 54.00 feet radially distant northerly from said control line (Note: center bears N.00°49'55"W.); thence easterly along the arc of said curve 86.17 feet through a delta of 04°48'15" (Note: chord to said curve bears N.86°45'58"E. for a distance of 86.14 feet) to the easterly boundary line of said entire tract; thence S.00°05'30"W. 7.36 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 00°18'00" clockwise to obtain highway bearings.)

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Warranty Deed recorded July 14, 2017 as Entry No. 12575686 in Book 10577 at Page 8058 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee, for the widening of existing State Route 173, 5400 South known as Project No. S-0154(12)11, being part of an entire tract of property situate in the NE1/4NE1/4 of Section 18, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing northerly highway right of way line of 5400 S. of said project and the easterly boundary line of said entire tract also being the southeast corner of said entire tract at a point 49.62 feet radially distant northerly from the right of way control line of said 5400 S. opposite approximate Engineers Station 795+82.73, which point is 412.35 feet N.89°59'04"W along the section line and 52.09 feet S.00°05'30"W. from the Southeast corner of said Section 7; and running thence along said existing northerly highway right of way line Westerly 85.55 feet along the arc of a curve to the right with a radius of 1027.67 feet, chord bears S.86°44'56"W. 85.53 feet; thence N.85°26'23"E. 44.70 feet to a point 53.00 feet radially distant northerly from the right of way control line of said 5400 S. opposite Engineers Station 795+40.00; thence N.83°27'34"E. 39.94 feet to a point 53.00 feet radially distant northerly from the right of way control line of said 5400 S. opposite Engineers Station 795+82.00; thence N.81°12'39"E. 1.16 feet to the easterly boundary line of said entire tract at a point 53.02 feet radially distant northerly from the right of way control line of said 5400 S. opposite approximate Engineers Station 795+83.22; thence S.00°05'30"W. 3.43 feet along said easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate above bearings 0°18'00" clockwise to equal Highway bearings).