

Mail Tax notice to:
Grantee
3540 South 4000 West, Suite 500
West Valley City, UT 84120
MNT File No.: 58298
Tax ID No.: 16-29-427-048

12632502
10/6/2017 4:12:00 PM \$13.00
Book - 10606 Pg - 9076-9077
ADAM GARDINER
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

K Gene Hansen Trustees or their successor Trustees, of the K. Gene Hansen Trust, dated the 13th day of September 2002 as amended

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

TDH, LC, a Utah limited liability company

GRANTEE of 3540 South 4000 West, Suite 500, West Valley City, UT 84120 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Beginning at a point on the Northeasterly line of the Jordan and Salt Lake City Canal, said point being South 89°47'10" West 314.51 feet from the Southeast corner of Lot 1, Block 27, 10 Acre Plat "A", Big Field Survey, and running thence South 89°47'10" West along the North line of 3300 South Street 58.23 feet to the Southwesterly line of said Jordan and Salt Lake City Canal (West 57.75 feet record); thence South 32°00'00" East along said Southwesterly line 38.82 feet to the centerline of said 3300 South Street, said point being West 656.60 feet (West 668.27 feet record) and South 1529.84 feet (South 92.1 rods record) from the East Quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°47'10" West along said centerline 137.79 feet (West 118.78 feet record); thence North 00°13'34" East 219.64 feet to said Southwesterly line of said Jordan and Salt Lake City Canal (North 191 feet record); thence North 32°00'00" West along said Southwesterly line 16.09 feet, said point being West 499.94 feet (West 521.01 feet record) and South 375.30 feet (South 367.64 feet record) from the Northeast corner of Lot 1, Block 27, 10 Acre Plat "A", Big Field Survey; thence North 89°47'10" East 58.23 feet to said Northeasterly line of said Jordan and Salt Lake City Canal (East 57.75 feet record); thence South 32°00'00" East along said Northeasterly line 235.65 feet (South 32°00'00" East 235.65 feet record) to the point of beginning.

Less and Excepting therefrom the property conveyed to Salt Lake County for road dedication by Warranty Deed recorded March 17, 2009 as Entry No. 10649871 in Book 9698 at Page 6796 in the Salt Lake County Recorders Office.


A parcel of land located in the Southeast quarter of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; comprising of a portion of land for road dedicating to Salt Lake City, Utah, out of that certain Special Warranty Deed, Parcels 1 and 2 (Brickyard Square LLC) dated December 31, 2007 as Entry 10312160, in Book 9553, at Page 8270-8271, and that certain Quit-Claim Deed (Gary R. Fischer) dated April 29, 1996, as Entry 6343424, in Book 7387 at Page 722-723, Basis of Bearing being North 89°47'10" East along the 3300 South Street Monument line between the Monuments at the intersections of 1100 East Street and 1300 East Street, more particularly described as follows:

Beginning at a point on the Northerly line of 3300 South Street Right of Way (40 foot half width), said point being the West line of Parcel 2 and East line of Parcel 1 of said Special Warranty Deed, said point

being South 89°47'10" West 372.74 feet, more or less, and North 32°00'00" West 8.32 feet from the Southeast corner of Lot 1, Block 27, 10-Acre Plat "A", BIG FIELD SURVEY, said Southeast corner being South 89°47'10" West 33.00 feet from the Monument at the intersection of 3300 South Street and 1300 East Street and running: thence North 89°47'10" East 139.64 feet, more or less, along the Northerly line of said right of way to the Northeasterly line of said Fischer Deed; thence South 7.00 feet along said line; thence South 89°47'10" West 135.28 feet to the Southwest corner of said Parcel 2 and said point also being the Northeasterly line of said Parcel 1; thence North 00°13'34" East 40.00 feet to the Northerly line of said right of way; thence North 89°47'10" East 112.69 feet along said line to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 6th day of October, 2017

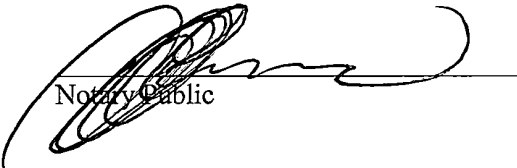

K Gene Hansen Trustee of the K. Gene Hansen Trust, dated the 13th day of September 2002 as amended

State of Utah)

ss:

County of Salt Lake)

On October 6, 2017, personally appeared before me K. Gene Hansen, who upon being duly sworn (or affirmed) upon oath that he/she/they did sign the foregoing instrument with authority as granted in the capacity as Trustee of K. Gene Hansen Trustees or their successor Trustees, of the K. Gene Hansen Trust, dated the 13th day of September 2002 as amended, and that the said K. Gene Hansen, duly acknowledged to me that he/she/they executed the same.


Notary Public

