

DOC # 20130034239

Special Warranty Deed Page 1 of 4  
Russell Shirts Washington County Recorder  
09/09/2013 02:02:05 PM Fee \$ 0.00  
By SANTA CLARA CITY



MAIL TAX NOTICE TO:

City of Santa Clara  
2603 W. Santa Clara Drive  
Santa Clara, Utah 84765

Tax I.D. Numbers: SC-6-2-4-2211, SC-6-2-9-1100, SC-6-2-9-4301, SC-6-2-9-4309, SC-6-2-9-4311, SC-6-2-9-4312, SC-6-2-9-43101, SC-6-2-9-4401

SPECIAL WARRANTY DEED

HERITAGE HOLDING CORPORATION CHARITABLE REMAINDER UNITRUST: 1999:1, Grantor, hereby CONVEYS and WARRANTS, only as against all claims by, through, or under them, to CITY OF SANTA CLARA, a Utah municipal body politic Grantee, for the sum of Ten Dollars and other good and valuable consideration, all of its right, title, and interest in the following described real property located in Washington County, State of Utah, described as:

See Exhibit A attached hereto and made a part hereof.

WITNESS the hand of said Grantor this 30th day of August, 2013.

HERITAGE HOLDING CORPORATION  
CHARITABLE REMAINDER UNITRUST: 1999:1

By [Signature]  
Brent Beesley, Trustee

STATE OF UTAH

COUNTY OF WASHINGTON )  
) ss.

On the 30th day of August, 2013, personally appeared before me Brent Beesley, Trustee of the Heritage Holding Corporation Charity Remainder Unitrust: 1999:1, and who duly acknowledged to me that he executed the same for and in behalf of said Unitrust.



[Signature]  
Notary Public

**Exhibit A**

Beginning at a point on the east line of Rachel Drive, said point being South  $00^{\circ}37'37''$  West 1,480.23 feet along the section line and East 30.00 feet from the Northwest Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South  $89^{\circ}12'18''$  East 28.14 feet;

thence easterly 157.11 feet along an arc of a 500.00 foot radius curve to the right (center bears South  $00^{\circ}47'42''$  West long chord bears South  $80^{\circ}12'12''$  East 156.47 feet with a central angle of  $18^{\circ}00'13''$ );

thence southeasterly 66.10 feet along an arc of a 50.00 foot radius curve to the right (center bears South  $18^{\circ}47'55''$  West, long chord bears South  $33^{\circ}19'49''$  East 61.39 feet with a central angle of  $75^{\circ}44'33''$ );

thence southeasterly 33.26 feet along an arc of a 25.00 foot radius curve to the left (center bears South  $85^{\circ}27'32''$  East, long chord bears South  $33^{\circ}34'00''$  East 30.86 feet with a central angle of  $76^{\circ}12'56''$ );

thence easterly 153.58 feet along an arc of a 500.00 foot radius curve to the left (center bears North  $18^{\circ}19'32''$  East, long chord bears South  $80^{\circ}28'26''$  East 152.98 feet with a central angle of  $17^{\circ}35'56''$ );

thence South  $89^{\circ}16'23''$  East 48.58 feet;

thence easterly 154.68 feet along an arc of a 500.00 foot radius curve to the right (center bears South  $00^{\circ}43'37''$  West, long chord bears South  $80^{\circ}24'38''$  East 154.06 feet with a central angle of  $17^{\circ}43'36''$ );

thence South  $71^{\circ}32'53''$  East 299.79 feet;

thence easterly 57.86 feet along an arc of a 500.00 foot radius curve to the right (center bears South  $18^{\circ}27'07''$  West, long chord bears South  $68^{\circ}13'58''$  East 57.83 feet with a central angle of  $06^{\circ}37'51''$ );

thence South  $64^{\circ}55'01''$  East 151.45 feet;

thence North  $62^{\circ}09'49''$  East 41.97 feet;

thence North  $18^{\circ}21'25''$  East 279.66 feet;

thence northerly 102.80 feet along an arc of a 75.00 foot radius curve to the left (center bears North  $71^{\circ}12'29''$  West, long chord bears North  $20^{\circ}28'27''$  West 94.94 feet with a central angle of  $78^{\circ}31'55''$ );

thence North  $59^{\circ}44'23''$  West 441.32 feet;

thence northwesterly 291.19 feet along an arc of a 475.00 foot radius curve to the right (center bears North  $30^{\circ}15'37''$  East, long chord bears North  $42^{\circ}10'39''$  West 286.66 feet with a central angle of  $35^{\circ}07'29''$ );

thence North  $24^{\circ}36'55''$  West 140.96 feet;

thence northwesterly 194.92 feet along an arc of a 525.00 foot radius curve to the left (center bears South  $65^{\circ}23'05''$  West, long chord bears North  $35^{\circ}15'05''$  West 193.80 feet with a central angle of  $21^{\circ}16'20''$ );

thence North  $45^{\circ}53'15''$  West 65.23 feet to the northerly line of Lot 4, Block 28, St. George and Santa Clara Bench Irrigation Company Survey;

thence South  $89^{\circ}11'13''$  East 150.35 feet along said north line;

thence South  $30^{\circ}17'27''$  East 302.77 feet;

thence southeasterly 496.42 feet along an arc of a 750.00 foot radius curve to the left (center bears North  $59^{\circ}42'33''$  East, long chord bears South  $49^{\circ}15'10''$  East 487.41 feet with a central angle of  $37^{\circ}55'26''$ );

thence South  $68^{\circ}12'53''$  East 237.23 feet;

thence South  $18^{\circ}17'02''$  East 98.23 feet to the east line of said Block 28, St. George and Santa Clara Bench Irrigation Company Survey;

thence South  $00^{\circ}28'02''$  West 53.61 feet along said east line;

thence South  $15^{\circ}04'08''$  West 318.54 feet;

thence southeasterly 122.83 feet along an arc of a 75.00 foot radius curve to the left (center bears South  $74^{\circ}55'52''$  East, long chord bears South  $31^{\circ}50'55''$  East 109.56 feet with a central angle of  $93^{\circ}50'05''$ );

thence South  $78^{\circ}45'57''$  East 22.13 feet;

thence North 72°31'05" East 52.03 feet;  
 thence South 78°45'57" East 36.58 feet;  
 thence southeasterly 228.59 feet along an arc of a 350.00 foot radius curve to the right (center bears South 11°14'03" West, long chord bears South 60°03'21" East 224.54 feet with a central angle of 37°25'12");

thence South 41°20'46" East 83.02 feet;  
 thence southeasterly 81.35 feet along an arc of a 250.00 foot radius curve to the left (center bears North 48°39'14" East long chord bears South 50°40'05" East 80.99 feet with a central angle of 18°38'38");

thence South 59°59'24" East 163.84 feet;  
 thence southeasterly 158.44 feet along an arc of a 250.00 foot radius curve to the right (center bears South 30°00'36" West, long chord bears South 41°50'04" East 155.80 feet with a central angle of 36°18'40");

thence southerly 38.17 feet along an arc of a 50.00 foot radius curve to the right (center bears South 66°19'16" West, long chord bears South 01°48'43" East 37.25 feet with a central angle of 43°44'02");

thence South 20°03'18" West 33.01 feet;

thence southerly 55.94 feet along an arc of a 50.00 foot radius curve to the left (center bears South 69°56'42" East, long chord bears South 11°59'44" East 53.07 feet with a central angle of 64°06'03");

thence South 44°02'46" East 134.41 feet;

thence South 25°51'13" East 19.86 feet;

thence South 64°08'47" West 50.04 feet;

thence North 30°04'27" West 84.62 feet;

thence South 25°02'20" West 128.67 feet to the north line of Pioneer Parkway;

thence westerly 29.79 feet along an arc of a 482.91 foot radius curve to the left (center bears South 21°56'58" West, long chord bears North 69°49'04" West 29.78 feet with a central angle of 03°32'04") along the north line of said Pioneer Parkway;

thence northerly 94.60 feet along an arc of a 125.00 foot radius curve to the left (center bears North 70°12'31" West long chord bears North 01°53'18" West 92.35 feet with a central angle of 43°21'34");

thence North 23°34'05" West 60.89 feet;

thence northerly 94.14 feet along an arc of a 475.00 foot radius curve to the right (center bears North 66°25'55" East, long chord bears North 17°53'26" West 93.98 feet with a central angle of 11°21'19");

thence northwesterly 104.85 feet along an arc of a 125.00 foot radius curve to the left (center bears South 77°47'14" West long chord bears North 36°14'36" West 101.81 feet with a central angle of 48°03'39");

thence North 60°16'25" West 39.82 feet;

thence northwesterly 115.93 feet along an arc of a 470.00 foot radius curve to the right (center bears North 29°43'35" East, long chord bears North 53°12'27" West 115.63 feet with a central angle of 14°07'56");

thence North 46°08'29" West 192.07 feet;

thence northwesterly 184.13 feet along an arc of a 280.00 foot radius curve to the left (center bears South 43°51'31" West, long chord bears North 64°58'48" West 180.83 feet with a central angle of 37°40'38");

thence South 81°14'21" West 50.27 feet;

thence West 19.96 feet;

thence North 64°38'24" West 265.08 feet;

thence westerly 183.63 feet along an arc of a 750.00 foot radius curve to the left (center bears South 25°21'36" West, long chord bears North 71°39'15" West 183.17 feet with a central angle of 14°01'42");

thence westerly 279.62 feet along an arc of a 750.00 foot radius curve to the right (center bears North 11°19'54" East, long chord bears North 67°59'16" West 278.00 feet with a central angle of 21°21'41");

thence westerly 89.00 feet along an arc of a 200.00 foot radius curve to the left (center bears South 32°41'35" West, long chord bears North 70°03'19" West 88.27 feet with a central angle of 25°29'49");

thence North 82°48'14" West 264.30 feet;

thence westerly 85.48 feet along an arc of a 200.00 foot radius curve to the right (center bears North 07°11'46" East, long chord bears North 70°33'36" West 84.83 feet with a central angle of 24°29'16");

thence North 58°18'58" West 59.95 feet;

thence westerly 99.80 feet along an arc of a 200.00 foot radius curve to the left (center bears South 37°41'02" West, long chord bears North 72°36'44" West 98.77 feet with a central angle of 28°35'31");

thence North 86°54'29" West 18.83 feet to the east line of said Rachel Drive;  
thence North 00°37'37" East 93.00 feet along said east line of Rachel Drive to the Point of Beginning.

Containing 392,556 square feet or 9.01 acres.

**Affecting the following Tax Identification Numbers or Portions Thereof:**

- SC-6-2-4-2211
- SC-6-2-9-1100
- SC-6-2-9-4301
- SC-6-2-9-4309
- SC-6-2-9-4311
- SC-6-2-9-4312
- SC-6-2-9-43101
- SC-6-2-9-4401