

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

12685601
12/22/2017 3:14:00 PM \$18.00
Book - 10632 Pg - 7749-7751
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Rebecca Auger and Bradley C. Auger
2028 West 2670 North
Salt Lake City, UT 84116

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **331-5885836 (ER)**

A.P.N.: **08-10-300-011-0000** and **08-10-300-013-0000**

Rebecca Auger, Grantor, of **North Salt Lake**, **Davis** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Bradley C. Auger and Rebecca Auger, husband and wife, as joint tenants, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT WHICH IS SOUTH 221.363 FEET AND WEST 90.6 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 117.819' FEET TO FENCE LINE DESCRIBED AS BOUNDARY LINE OF THE PROPERTY CONVEYED TO HEBER WILLIAM SARTER, JR. AND SHIRLEY A SARTER, BY WARRANTY DEED RECORDED 11 APRIL 1991, AS ENTRY NUMBER 5050190 ON BOOK 6305, PAGE 1246 OF THE SALT LAKE COUNTY RECORDERS OFFICE. THENCE NORTH ALONG SAID BOUNDARY LINE 107.00' FEET TO THE CHAIN LINK FENCE. THENCE WESTERLY ALONG SAID FENCE 117.819' FEET TO THE EAST PROPERTY BOUNDARY OF DONLEY HOUCHEIN AND DALENE JARVIS HOUCHEIN, THENCE SOUTH 107' FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH 229.42 FEET AND WEST 90.6 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°02'10" WEST 8.00 FEET; THENCE NORTH 89°57'50" EAST 117.95 FEET; THENCE NORTH 0°04'00" WEST 209.00 FEET; THENCE NORTH 89°57'50" EAST 208.61 FEET TO THE WEST RIGHT OF WAY LINE OF I-215; THENCE SOUTH

16°32'14" WEST ALONG SAID WEST RIGHT OF WAY LINE 226.41 FEET; THENCE SOUTH 89°57'50" WEST 261.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM ALL PARCELS THAT PORTION CONVEYED TO STATE ROAD COMMISSION BY FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 19, 1965 AS ENTRY NO. 2068847 IN BOOK 2305 AT PAGE 643, AMENDED FEBRUARY 10, 1978 AS ENTRY NO. 3063640 IN BOOK 4623 AT PAGE 653, ALSO ON JUNE 09, 2003 AS ENTRY NO. 8680447 IN BOOK 8813 AT PAGE 5293.

LESS AND EXCEPTING THE FOLLOWING DESCRIPTION OF THE SALT LAKE CANAL PARCEL:

BEGINNING AT A POINT SOUTH 89°59'47" WEST 90.60 FEET ALONG THE SECTION LINE AND NORTH 473.796 FEET AND EAST 432.125 FEET FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 45°34'00" WEST 643.198 FEET ALONG THE SOUTHWESTERLY LINE OF THE SALT LAKE CITY DRAINAGE CANAL; THENCE SOUTH 89°51'55" EAST 114.548 FEET ALONG AN OLD FENCE AND BOUNDARY AGREEMENT LINE; THENCE SOUTH 45°34'00" EAST 553.875 FEET ALONG THE NORTHEASTERLY LINE OF SAID DRAINAGE CANAL; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF THE PROPOSED I-215 PROJECT NUMBER SP-0067(1)0 FOR THE FOLLOWING THREE COURSES:

- 1. SOUTH 24°11'59" EAST 14.690 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT LIES SOUTH 70°11'50" EAST, A RADIAL DISTANCE OF 2999.790 FEET,**
- 2. SOUTHWESTERLY 66.280 FEET ALONG SAID 2999.790 FOOT RADIUS CURVE TO THE LEFT (DELTA = 01°15'57" AND LONG CHORD BEARS SOUTH 19°10'11" WEST 66.278 FEET), AND**
- 3. SOUTH 65°48'01" WEST 15.794 FEET; THENCE NORTH 45°34'00" WEST 28.872 FEET ALONG THE SOUTHWESTERLY LINE OF SAID DRAINAGE CANAL TO THE POINT OF BEGINNING.**

LESS AND EXCEPTING PARCEL NO. 7; AS DESCRIBED IN FINAL ORDER OF CONDEMNATION OF PROPERTY RECORDED JULY 16, 2004 AS ENTRY NUMBER 9121819, BOOK 9014, PAGE 6968 OF OFFICIAL RECORDS.

PARCEL 2:

BEGINNING AT THE NORTH EAST CORNER OF SECTION 16 POINT SOUTH 89°59'47" WEST 90.60 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 16 TOWNSHIP 1 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 473.796 FEET THENCE EAST 432.125 FEET THENCE SOUTH 45°34'00" EAST 28.872 FEET ALONG THE WESTERLY LINE OF AN EIGHTY FOOT WIDE RIGHT-OF-WAY FOR A SALT LAKE CITY DRAINAGE CANAL THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED I-215 PROJECT NUMBER SP-0067(1)0 FOR THE FOLLOWING THREE COURSES

- 1 SOUTH 65°48'01" WEST 15.158 FEET**
- 2 SOUTH 13°18'14" WEST 385.600 FEET AND**
- 3 SOUTH 16°30'50" WEST 88.093 FEET THENCE ALONG THE BOUNDARY OF THE PROPERTY CONVEYED TO HEBER WILLIAM SARTOR JR AND SHIRLEY A SARTOR BY WARRANTY DEED RECORDED 11 APRIL 1991 AS ENTRY NUMBER 5050190 ON BOOK 6305 PAGE 1246 OF THE SALT LAKE COUNTY RECORDER'S OFFICE FOR THE FOLLOWING THREE COURSES**
- 4 SOUTH 89°59'47" WEST 207.447 FEET**
- 5 SOUTH 00°02'03" EAST 209.000 FEET**
- 6 SOUTH 89°59'47" WEST 117.819 FEET THENCE NORTH 221.363 FEET TO THE POINT OF**

BEGINNING. LESS AND EXCEPTING PORTION OF PROPERTY DISCLOSED CERTAIN WARRANTY DEED RECORDED FEBRUARY 18, 2009 IN BOOK 9687 AT PAGE 5745 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 221.363 FEET AND 90.6 FEET WEST MORE OR LESS FROM SOUTHEAST CORNER SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; EAST 117.819 FEET; NORTH 107 FEET; WEST 117.819 FEET; SOUTH 107 FEET; WEST 117.819 FEET; SOUTH 107 FEET TO BEGINNING 4.60 ACRE MORE OR LESS 6305-1246 8813-5293 9222-6815, 6817

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Witness, the hand(s) of said Grantor(s), this December 22, 2017

Rebecca Auger
Rebecca Auger

STATE OF Utah)
COUNTY OF Davis) ss.

On December 22, 2017, personally appeared before me, **Rebecca Auger**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
(Printed Name) Eric Rose
My Commission expires: 12/7/18 {Seal or Stamp}

