

12413586
11/16/2016 12:54:00 PM \$21.00
Book - 10500 Pg - 3814-3818
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Canyons School District
Attn: Leon Wilcox, Business Administrator
9361 South 300 East
Sandy, Utah 84070

NCS-812557

27-24-376-063

27-24-451-023

27-24-451-022

SPECIAL WARRANTY DEED

27-24-378-020

27-24-451-024

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PROPERTY RESERVE, INC., a Utah nonprofit corporation, with an address of 79 S. Main Street, Salt Lake City, Utah 84111, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to BOARD OF EDUCATION OF CANYONS SCHOOL DISTRICT, a political subdivision of the State of Utah, with an address of 9361 South 300 East, Sandy, Utah 84070, as Grantee, the real property located in Salt Lake County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to Closing; (ii) applicable zoning laws; (iii) applicable governmental rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

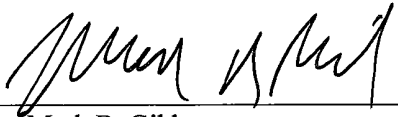
RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14th day of November, 2016.

GRANTOR:

PROPERTY RESERVE, INC.,
a Utah nonprofit corporation

By: 
Name: Mark B. Gibbons
Its: President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 14th day of November, 2016, personally appeared before me Mark B. Gibbons, known or satisfactorily proved to me to be the President of PROPERTY RESERVE, INC., a Utah nonprofit corporation, who acknowledged to me that he/they signed the foregoing instrument in such capacity for said corporation.

WITNESS my hand and official seal.



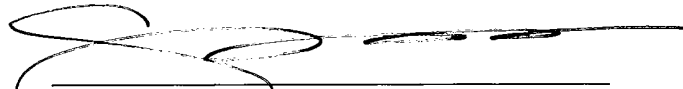

Notary Public for the State of Utah

EXHIBIT A

(Property Legal Description)

Lot 1 Description

Beginning at the Northeast corner of Lot 107 of Sunrise Station Phase 3 Subdivision, as recorded in the office of the Salt Lake County Recorder in Book 2000P at Page 141, said point being North 00°07'23" East 1045.08 feet along the quarter section line and North 89°52'37" West 146.23 feet from the South Quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South 89°54'32" West 486.12 feet along the north line of said Sunrise Station Phase 3 Subdivision to the east line of Utah Department of Transportation Parcel 27-24-300-058;

Thence North 05°19'58" East 445.13 feet along the east line of Utah Department of Transportation Parcel 27-24-300-058;

Thence North 89°57'42" East 591.85 feet;

Thence South 89°54'11" East 38.59 feet;

Thence South 0°13'44" West 142.57 feet to a point of curvature;

Thence 144.44 feet along the arc of a 305.00 foot radius curve to the right through a central angle of 27°07'59" (Long Chord Bears South 13°47'44" West 143.09 feet);

Thence South 27°21'43" West 41.12 feet to the North Right-of-way line of River Chapel Road;

Thence North 63°20'18" West 60.00 feet along said North Right-of-way line to the West Right-of-way line of Nate Way Lane;

Thence South 27°21'43" West 170.75 feet along said West Right-of-way line to the point of beginning. Parcel contains 265,021 sq. ft. 6.084 acres.

Ck by JJB 09 August 2016

Lot 2 Description

Beginning at a point on the West line of the Salt Lake and Jordan Canal North 00°07'23" East 1136.66 feet along the quarter section line and South 89°52'37" East 51.42 feet from the South Quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

Thence North 63°20'18" West 73.58 feet;

Thence North 27°21'43" East 41.12 feet to appoint of curvature;

Thence 144.44 feet along the arc of a 305.00 foot radius curve to the left through a central angle of 27°07'59" (Long Chord Bears North 13°47'44" East 143.09 feet);

Thence North 0°13'44" East 142.57 feet;

Thence South 89°54'11" East 252.47 feet to the West line of the Salt Lake and Jordan Canal;

Thence along said West line the following three courses: South 42°23'22" West 167.77 feet to a point of curvature, 82.91 feet along the arc of a 305.25 foot radius curve to the left through a central angle of 15°33'46" (Long Chord Bears South 34°36'29" West 82.66 feet, South 26°49'36" West 177.83 feet to the point of beginning.

Parcel contains 44,329 sq. ft. 1.017 acres.

Ck by JJB 09 August 2016

Lot 3 Description

Beginning at a point on the East line of the Salt Lake and Jordan Canal North 00°07'23" East 1106.74 feet along the quarter section line and South 89°52'37" East 110.47 feet from the South Quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

Thence along said East line of the Salt Lake and Jordan Canal the following three courses; North 26°49'36" East 177.64 feet to a point of curvature, 64.99 feet along the arc of a 239.25 foot curve to the right through a central angle of 15°33'46" (Long Chord Bears North 34°36'29" East 64.79 feet), North 42°23'22" East 227.81 feet;

Thence South 89°54'11" East 278.62 feet;

Thence South 09°15'23" East 517.90 feet to the North Right-of-way line of River Chapel Road;

Thence along the said North Right-of-way line the following four courses: 39.27 feet along the arc of a 25.00 foot radius curve to the right through a central angle of 89°59'46" (Long Chord Bears South 35°44'30" West 35.35 feet), South 80°44'23" West 71.52 feet to a point of curvature, 294.67 feet along the arc of a 470.00 foot radius curve to the right through a central angle of 35°55'19" (Long Chord Bears North 81°17'58" West 289.87 feet), North 63°20'18" West 284.99 feet to the point of beginning.

Parcel contains 253,452 sq. ft. 5.818 acres.

Ck by JJB 09 August 2016

Tract A Description

Beginning at a point on the West line of the Salt Lake and Jordan Canal, said point being North 00°07'23" East 1045.08 feet along the quarter section line and South 89°52'37" East 5.37 feet from the South Quarter corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

Thence South 89°54'32" West 83.99 feet to the East Right-of-way line of Nate Way Lane;

Thence along said East Right-of-way line the following to courses: North 27°21'43" East 65.49 feet to a point of curvature, 23.38 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°17'59" (Long Chord Bears North 72°00'43" East 21.08 feet) to the Right-of-way line of River Chapel Road;

Thence South 63°20'18" East 59.32 feet along said South Right-of-way line to the said west line of the Salt Lake and Jordan Canal;

Thence South 26°49'36" West 42.49 feet along said west line to the point of beginning.

Parcel contains 4,520 sq. ft. 0.103 acres.

Ck by JJB 09 August 2016

4810-6883-9995, v. 1