

12655195
11/8/2017 2:52:00 PM \$24.00
Book - 10617 Pg - 8352-8356
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

*Recording requested by and
when recorded return to:*
Richard H. Thornton
Prince Yeates & Geldzahler
15 West South Temple, Suite 1700
Salt Lake City, UT 84101
Matter No.: 18135-2

Send tax notices to:
SPT TAYLORSVILLE, LLC
8149 Stonehill Lane
Salt Lake City, UT 84121

21-09-318-040

Special Warranty Deed

SANSOM PENSION TRUST effective January 1, 1987, restated January 1, 2015, Michael W. Sansom, Trustee, whose address is 8149 Stonehill Lane, Salt Lake City, Utah 84121 ("*Grantor*"), hereby conveys and warrants against all who claim by, through or under Grantor to SPT TAYLORSVILLE, LLC, a Utah limited liability company, whose address is 8149 Stonehill Lane, Salt Lake City, Utah 84121 ("*Grantee*"), for good and valuable consideration, an undivided 50% interest in the following described real property that is located in Salt Lake County, Utah (the "*Property*"):

See exhibit A that is attached hereto and that is incorporated herein by reference.

TOGETHER WITH: (1) all easements, rights-of-way and other appurtenances in any way appertaining to the Property; (2) all improvements located on the Property and forming part of the real estate; (3) all fixtures attached to the Property and owned by Grantor, if any; and (4) any rental agreements between Grantor, as landlord, and third parties, as tenants; and

SUBJECT TO the following:

1. Real property taxes and assessments for the year 2017 and thereafter;
2. All other easements, restrictions and matters appearing of record or enforceable in law or equity; provided, however, that:
 - 2.1. If Grantor or its predecessors in interest hold an owner's title insurance policy insuring its interest in the Property, then the scope of section (2) shall be limited to such easements, restrictions and matters: (a) that are expressly shown as exceptions to coverage under such title policy, (b) that are excluded from coverage under such title policy and/or (c) that arise after the date of such title policy; and

Exhibit A to Special Warranty Deed
(Sansom Pension Trust to SPT Taylorsville, LLC)

The following real property that is located in Salt Lake County, Utah

BEGINNING AT A POINT SOUTH 89°58'11" WEST ALONG THE SECTION LINE 222.94 FEET AND NORTH 0°45' WEST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'11" WEST 90.00 FEET; THENCE NORTH 0°45' WEST 167.00 FEET; THENCE NORTH 89°58'11" EAST 90.00 FEET; THENCE SOUTH 0°45' EAST 167.00 FEET TO THE POINT OF BEGINNING.

ALSO

BEGINNING AT A POINT SOUTH 89°58'11" WEST ALONG THE SECTION LINE 208.00 FEET AND NORTH 0°45' WEST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'11" WEST 14.94 FEET; THENCE NORTH 0°45' WEST 167.00 FEET; THENCE NORTH 89°58'11" EAST 14.94 FEET; THENCE SOUTH 0°45' EAST 167.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED JANUARY 17, 1990, AS ENTRY NO. 4871817, IN BOOK 6191, AT PAGE 1324 OF OFFICIAL RECORDS.

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 5400 SOUTH STREET KNOWN AS PROJECT NO. 1024, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, 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 SOUTHWEST CORNER OF SAID ENTIRE TRACT OF PROPERTY, WHICH POINT IS 312.94 FEET WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9, THENCE NORTH 0°45' WEST 53.01 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 105.35 FEET TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 0°45' EAST 53.01 FEET ALONG SAID EAST BOUNDARY LINE, TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE WEST 105.35 FEET 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.

ALSO

BEGINNING AT A POINT ON THE NORTH LINE OF 5400 SOUTH STREET SAID POINT IS SOUTH 89°58' 11" WEST ALONG THE SECTION LINE 50.00 FEET AND NORTH 0°14'53" WEST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°58'11" WEST ALONG SAID NORTH LINE 158.29 FEET; THENCE NORTH 0°45' WEST 167.00 FEET; THENCE NORTH 89°58'11" EAST 9.42 FEET TO A POINT ON THE WEST BANK OF THE SOUTH JORDAN CANAL; THENCE SOUTH 43°13' EAST ALONG THE SAID WEST BANK 220.56 FEET TO A POINT ON THE WEST LINE OF 2700 WEST STREET; THENCE SOUTH 0°14'53" EAST ALONG SAID WEST LINE 6.17 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED OCTOBER 31, 1989, AS ENTRY NO. 4842224, IN BOOK 6172, AT PAGE 268 OF OFFICIAL RECORDS.

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 5400 SOUTH STREET KNOWN AS PROJECT NO. 1024, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, 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 SOUTHEAST CORNER OF SAID ENTIRE TRACT OF PROPERTY, WHICH POINT IS 33.00 FEET NORTH AND 44.32 FEET WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 9; THENCE WEST 163.77 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 0°45' WEST 20.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, TO A POINT 53.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE EAST 143.00 FEET; THENCE NORTH 45°00'00" EAST 1.62 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WEST BANK OF THE SOUTH JORDAN CANAL; THENCE SOUTH 43°13' EAST 29.03 FEET 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.

ALSO

BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST SAID POINT IS SOUTH 89°58'11" WEST ALONG THE SECTION LINE 50.00 FEET AND NORTH 0°14'53" WEST 60.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°13' WEST ALONG THE EAST EDGE OF THE SOUTH JORDAN CANAL 191.99 FEET; THENCE NORTH 89°58'11" EAST 130.86 FEET TO A POINT ON

THE WEST LINE OF 2700 WEST STREET; THENCE SOUTH 0°14'53" EAST ALONG SAID WEST LINE 140.00 FEET TO THE POINT OF BEGINNING.

ALSO

BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET SAID POINT IS SOUTH 89°58'11" WEST ALONG THE SECTION LINE 50.00 FEET AND NORTH 0°14'53" WEST 39.17 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 43°13' WEST ALONG THE WEST EDGE OF THE SOUTH JORDAN CANAL 220.56 FEET; THENCE NORTH 89°58'11" EAST 19.47 FEET TO A POINT ON THE EAST EDGE OF THE SOUTH JORDAN CANAL; THENCE SOUTH 43°13' EAST ALONG THE SAID EAST EDGE OF SAID CANAL 191.99 FEET TO THE POINT ON THE WEST LINE OF 2700 WEST STREET; THENCE SOUTH 0°14'53" EAST ALONG SAID WEST LINE 20.83 FEET TO THE POINT OF BEGINNING.

SAID PARCELS ARE ALSO DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 89°58'11" WEST 50 FEET AND NORTH 0°14'53" WEST 39.17 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 43°13' WEST 20.48 FEET MORE OR LESS; THENCE SOUTH 45° WEST 1.63 FEET; THENCE WEST 143 FEET; THENCE SOUTH 89°58'11" WEST 104.94 FEET; THENCE NORTH 0°45' WEST 147 FEET; THENCE NORTH 89°58'11" EAST 264.69 FEET; THENCE SOUTH 0°14'53" EAST 160.83 FEET TO THE BEGINNING.

[Tax parcel no. 21-09-378-040]

4831-2354-7988, v. 1