

WHEN RECORDED MAIL TO:
5573 W Nautilus Dr
Salt Lake City, UT 84118
File Number: 39100-LU

FHA CASE NUMBER: 521-809131

11997584
2/23/2015 3:43:00 PM \$13.00
Book - 10298 Pg - 3788-3789
Gary W. Ott
Recorder, Salt Lake County, UT
MAGELLAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

UTAH SPECIAL WARRANTY DEED

State of Utah
County of Salt Lake

That the Secretary of Housing and urban Development, of Washington, D.C. (hereinafter call "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him/her in hand paid, the receipt of which is hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and convey unto all of the following described property situated in the County of Salt Lake, State of Utah described as follows to wit:

See Exhibit "A"

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et.seq.).

TO HAVE AND TO HOLD the above described property, together with all and singular, the rights and appurtenances thereunto belonging, unto the said Grantee(s), heirs and assigns forever.

Subject to and as Affected by, however, all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and Subject to any state of facts which an accurate survey would show.

Grantor hereby binds himself/herself, his/her successor and assigns, to warrant and forever defend, with the exceptions stated above, all and singular, the said property unto said purchaser (s) Barol Kolby Knighton, an Unmarried Man heirs and assigns, against every person whom so ever lawfully claiming or to claim the same, or any part thereof, by through, or under Grantor, but not otherwise.

This deed is not to be in effect until February 23, 2015

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal as a principal and/or officer of Matt Martin Real Estate Management on behalf of the Secretary of Housing and urban Development, under the Redefinition of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Witnesses:

Patricia Escobedo

Secretary of Housing and Urban Development,
By Matt Martin Real Estate Management, LLC

Chelle Layman
Chelle Layman

For HUD by Tonya Hiers
(Type or Print Name), Closing Manager

State of Texas
County Of Williamson

Before me the undersigned authority, on this day personally appeared Tonya Hiers who executed the foregoing instrument on behalf of the Secretary of Housing and Urban Development.

Given under my hand and seal this 18 day of Feb 2015.

Matt Martin Real Estate Management, Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development

WITNESS my hand and official seal. [Signature] Notary Public

My commission expires 12/31/18

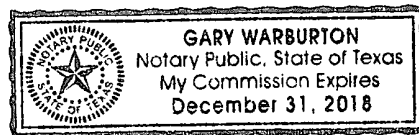


EXHIBIT "A"

LEGAL DESCRIPTION

LOT 119, POLARIS GARDENS PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 173 KNOWN AS PROJECT NO. S-0173(19)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 119, POLARIS GARDENS PLAT "B", A SUBDIVISION RECORDED AS ENTRY NO. 2793570, BOOK 76-3, PAGE 48 OF PLATS, IN THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 12, T.2S, R.2W, S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 119 IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH CORNER IS APPROXIMATELY 40.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 43+07.58; AND RUNNING THENCE N.00°02'01"W. (N.00°01'56"W. BY RECORD) 42.87 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 119, TO A POINT 82.87 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+07.51; THENCE S.44°56'14"E. 27.74 FEET TO A LINE PARALLEL WITH AND 63.25 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 43+27.12; THENCE S.89°56'14"E. 58.82 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE EASTERLY LOT LINE OF SAID LOT 119; THENCE S.26°06'28"W. 25.88 FEET ALONG SAID EASTERLY LOT LINE TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE N.89°56'14"W. 67.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE 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. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,883 SQUARE FEET OR 0.043 ACRE IN AREA MORE OR LESS.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°15'27" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

TOGETHER WITH ANY AND ALL ABUTTER'S RIGHTS OF UNDERLYING FEE TO THE CENTER OF THE EXISTING RIGHT OF WAY APPURTENANT TO THIS CONVEYANCE.

Tax ID No: 20-12-356-026

The following is shown for information purposes only: