

WHEN RECORDED MAIL TO:
1010 Sterling, LLC
1528 Evergreen Lane
Salt Lake City, UT 84106
MTC File No. 237617

12228899
2/25/2016 4:42:00 PM \$15.00
Book - 10405 Pg - 8661-8663
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

****corrective****

**This Deed is given to correct the
Point of Beginning on that Deed
Recorded 2/12/2016 as Entry #12221771**

Parcel No. 215-9:5:TQ
Project No. IR-215-9(83)4
Affecting Tax ID No.'s 16-35-481-004
16-35-481-005
Ref. Proj. I-415-9(4)297

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the grantor to

1010 Sterling, LLC, a Utah limited liability company

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

See attached Exhibit "A"

Part of Tax Parcel Nos. 16-35-481-004 & 16-35-481-005

Together with and subject to any and all easements, rights of way, and restrictions, appearing of record or enforceable in law and equity.

The Grantor reserves the right to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent property including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the existing or future Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the tract of land described on said Exhibit "A".

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise, the sale, hire or lease of this tract or the principal activities conducted on this land.

Exhibit "A"

A tract of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, T.1S., R.1E., Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the westerly right of way line of Wasatch Boulevard and the north line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, which point is 50 feet west from the Northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence West 230.00 feet; thence along a line which is parallel with and 230.00 feet perpendicularly distant westerly from said westerly right of way line of Wasatch Boulevard the following two courses and distances: (1) S. 00°13'44" W. 575.73 feet to a point of tangency with a 1629.86 foot radius curve to the right; thence (2) southerly 297.50 feet along the arc of said curve (Note: Chord to said curve bears S. 05°38'22" W. for a distance of 297.08 feet) to the point of a 150.00 foot radius, non-tangent curve to the left; thence easterly 153.45 feet along the arc of said curve (Note: Chord to said curve bears S. 60°41'38" E. for a distance of 146.84 feet); thence East 92.12 feet, to the said westerly right of way line of Wasatch Boulevard; thence northerly 368.55 feet along said westerly right of way line and the arc of a 1859.86 foot, non-tangent curve to the left (Note: Center of said curve bears N. 78°14'09" W. and the Chord to said curve bears N. 06°05'15" E. for a distance of 367.95 feet); thence N. 00°13'44" E. 577.37 feet to the point of beginning. The above described tract of land contains 214,417 square feet in area or 4.922 acres, more or less.

RESERVING to the Grantor and it's assigns a perpetual easement for the purpose of maintaining, repairing and replacing thereon an underground distribution electrical power line and appurtenant parts thereof. Together with the necessary access over and across the above described tract of land necessary for said maintenance, which access shall be to or from the existing Wasatch Boulevard. The said perpetual easement shall be 10 feet wide, being 5 feet on each side of the following described line:

Parcel 5:TE

Beginning at a point on the southerly line of the above described parcel, said point being 304.78 feet West and 880.11 feet South from the northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and running thence N. 02°01'25" E. 52.70 feet, more or less, to the westerly line of said tract, the sidelines to be extended or shortened to begin and terminate on the boundary lines of said tract.

SUBJECT TO AND TOGETHER WITH a Right of Way Agreement entered into between the Grantor and The Metropolitan Water District of Salt Lake and Sandy (MWDSLS) as recorded on 16 March 2011, as Entry No. 11150701, in Book 9911, Pages 7315-7319, on file in the office of the Salt Lake County Recorder.