

WHEN RECORDED, MAIL TO:

City of Sandy
Molly Spira, City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

12373436
09/26/2016 03:51 PM \$0.00
Book - 10480 Pg - 3381-3383
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: CRP, DEPUTY - WI 3 P.

Special Warranty Deed
(CORPORATION)
Salt Lake County

S.L.Co. Assessor Parcel No. 27-13-227-011

ST MALL OWNER, LLC, a Delaware limited liability company, **GRANTOR**, having an address of 10450 South State Street, Sandy, Utah 84070, hereby **CONVEYS AND WARRANTS** against all who claim by through or under the grantor, but not otherwise, to **SANDY CITY**, a municipal corporation located at 10000 Centennial Parkway, Sandy, Utah 84070, **GRANTEE**, for the sum of Ten Dollars, and other good and valuable consideration, the following described parcels of land situate in Salt Lake County, State of Utah, to-wit:

A parcel of land located in the Northeast Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, in the City of Sandy, Salt Lake County, Utah, being a portion of Lot 1, **AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION**, according to the official plat thereof found as Entry No. 9461246 in Book 2005P of plats at Page 250 in the office of the Salt Lake County Recorder described by metes and bounds as follows:

Beginning at a point on the northerly boundary of said **AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION**, said point lies South 0°01'50" East 455.399 feet along the centerline and monument line in State Street and North 89°49'53" West 1771.00 feet from a Salt Lake County monument located on the centerline of State Street at 10200 South, said monument lies North 89°53'20" East 92.33 feet, more or less, from the Northeast Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian;
thence South 0°57'40" East 46.555 feet;
thence South 87°49'12" West 24.00 feet;
thence Southeasterly 18.88 feet along the arc of a non-tangent curve to the right whose center bears South 87°49'12" West 558.50 feet, has a central angle of 1°56'13" and a chord bearing and length of South 1°12'41" East 18.88 feet to a point of tangency;
thence South 0°14'35" East 9.89 feet to a point of curvature;
thence Southeasterly 34.56 feet along the arc of a tangent curve to the left having a radius of 22.00 feet, a central angle of 90°00'00" and a chord bearing and length of South 45°14'35" East 31.11 feet;
thence South 0°14'35" East 13.00 feet;
thence North 89°45'25" East 93.46 feet to a point of curvature;
thence Northeasterly 269.47 feet along the arc of a tangent curve to the left having a radius of 900.00 feet, a central angle of 17°09'18" and a chord bearing and length of

North 81°10'46" East 268.47 feet;
thence North 9.47 feet to an angle point in the northerly boundary of said AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION;
thence along said northerly boundary the following two (2) courses:
(1) Northeasterly 299.68 feet along the arc of a non-tangent curve to the right whose center bears South 21°27'29" East 768.00 feet, has a central angle of 22°21'25" and a chord bearing and length of North 79°43'13" East 297.78 feet;
(2) South 0°00'36" West 9.98 feet;
thence South 0°54'37" West 44.00 feet;
thence Southwesterly 252.80 feet along the arc of a non-tangent curve to the left whose center bears South 0°54'37" West 714.00 feet, has a central angle of 20°17'10" and a chord bearing and length of South 80°46'02" West 251.48 feet to a point of reverse curvature;
thence Southwesterly 229.13 feet along the arc of a reverse curve to the right whose center bears North 19°22'33" West 944.00 feet, has a central angle of 13°54'25" and a chord bearing and length of South 77°34'40" West 228.57 feet to intersect the an easterly line of Lot 3 of SOUTH TOWNE CENTER MALL SUBDIVISION, according to the official plat thereof found as Entry No. 6644162 in Book 97-5P of plats at Page 152 in the office of said Salt Lake County Recorder;
thence along said easterly line of said Lot 3, North 0°42'21" East 27.39 feet;
thence along the northerly line of said Lot 3, North 89°49'53" West 298.90 feet;
thence North 0°14'35" West 55.43 feet to a point of curvature;
thence Northwesterly 53.00 feet along the arc of a tangent curve to the left having a radius of 461.50 feet, a central angle of 6°34'48" and a chord bearing and length of North 3°31'59" West 52.97 feet; thence North 70°55'18" West 28.51 feet; thence North 0°10'07" East 5.00 feet to intersect said northerly boundary of said AMENDED LOT 1, SOUTH TOWNE CENTER MALL SUBDIVISION; thence along said northerly boundary, South 89°49'53" East 150.00 feet to the point of beginning. The above described parcel of land contains approximately 40,455 square feet in area or 0.929 acre.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor this 5th day of SEPTEMBER, A.D. 2016.

GRANTOR:

ST MALL OWNER, LLC, a Delaware limited liability company

By: ST Mall Mezzco, LLC, a Delaware limited liability company
Its: Managing Member

By: GS Pacific ST LLC, a Delaware limited liability company
Its: Sole Economic Member

By: South Towne Pacific, LLC, a Delaware limited liability company
Its: Managing Member

By: Steven M. Plenge
Name: Steven M. Plenge
Title: Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 09/08/2016 before me, MARIANNE GUTIERREZ
(insert name and title of the officer)

personally appeared STEVEN M. PLENSE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Marianne Gutierrez (Seal)

