

WHEN RECORDED, MAIL TO:

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

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09/26/2016 03:51 PM \$0.00
Book - 10480 Pg - 3384-3386
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: CBP, DEPUTY - WI 3 P.

Special Warranty Deed
(CORPORATION)
Salt Lake County

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

GS PACIFIC ST 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 3, **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 the Salt Lake County Recorder described by metes and bounds as follows:

Beginning at a point on the northerly line of Lot 3 of **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, North 89°49'53" West 1877.57 feet and South 122.53 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 along the northerly and easterly lines of said Lot 3 the following two (2) courses:
(1) South 89°49'53" East 285.90 feet; (2) South 0°42'21" West 27.39 feet;
thence Southwesterly 86.10 feet along the arc of a non-tangent curve to the right whose center bears North 5°28'08" West 944.00 feet, has a central angle of 5°13'33" and a chord bearing and length of South 87°08'39" West 86.07 feet to a point of tangency;
thence South 89°45'25" West 93.63 feet to a point of curvature;
thence Southwesterly 54.13 feet along the arc of a tangent curve to the left having a radius of 35.00 feet, a central angle of 88°36'28" and a chord bearing and length of South 45°27'11" West 48.89 feet to a point of reverse curvature;
thence Southwesterly 115.38 feet along the arc of a reverse curve to the right whose center bears North 88°51'03" West 545.50 feet, has a central angle of 12°07'06" and a chord bearing and length of South 7°12'30" West 115.16 feet to a point of tangency;
thence South 13°16'03" West 246.56 feet to a point of curvature;

thence Southwesterly 111.89 feet along the arc of a tangent curve to the left having a radius of 474.50 feet, a central angle of $13^{\circ}30'38''$ and a chord bearing and length of South $6^{\circ}30'44''$ West 111.63 feet;
thence South $89^{\circ}45'25''$ West 71.00 feet;
thence Northeasterly 128.63 feet along the arc of a curve to the right whose center bears North $89^{\circ}45'25''$ East 545.50 feet, has a central angle of $13^{\circ}30'38''$ and a chord bearing and length of North $6^{\circ}30'44''$ East 128.33 feet to a point of tangency;
thence North $13^{\circ}16'03''$ East 246.56 feet to a point of curvature;
thence Northeasterly 111.89 feet along the arc of a tangent curve to the left having a radius of 474.50, a central angle of $13^{\circ}30'38''$ and a chord bearing and length of North $6^{\circ}30'44''$ East 111.63 feet to a point of tangency;
thence North $0^{\circ}14'35''$ West 54.26 feet to the point of beginning. The above described parcel of land contains approximately 45,449 square feet in area or 1.043 acre.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor this 8th day of SEPTEMBER, A.D. 2016.

GRANTOR:

GS PACIFIC ST LLC,
a Delaware limited liability company

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 9/8/2016 before me, MARIANNE GUTIERREZ
(insert name and title of the officer)

personally appeared STEVEN M. PLENCE,
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)

