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3/3/2017 11:21:00 AM \$13.00
Book - 10534 Pg - 8216-8217
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax notice to:
Aquavest West, LLC
5860 Mountain Ranch Drive
Park City, UT 84098

MNT File No.: 55698
Tax ID No.: 2230478004

SPECIAL WARRANTY DEED

Celtic Bank Corporation

GRANTOR of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Aquavest West, LLC

GRANTEE of 5860 Mountain Ranch Drive, Park City, UT 84098, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Beginning at a point which is North 89°53'10" West 33.00 feet and North 00°02'05" East 183.00 feet from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°02'05" East 160.0 feet; thence North 89°57'55" West 118.18 feet; thence Westerly along the arc of a 122.23 foot radius curve 23.48 feet; thence South 4°30' East 158.07 feet, more or less, to a point on the North boundary of that parcel of land conveyed to The Southland Corporation, by that certain Warranty Deed recorded February 23, 1971, as Entry No. 2372466 in Book 2938 at Page 330 of Official Records, which is distant West 129 feet from the point of beginning; thence along said last mentioned North boundary, East 129.0 feet to the point of beginning.

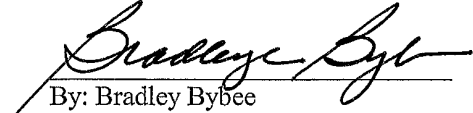
Less and Excepting therefrom that portion deeded to the Utah Department of Transportation by that certain Warranty Deed dated November 1, 1994 and recorded December 28, 1994, as Entry No. 5993360, in Book 7077, at Page 2512, and being further described as follows:

Beginning at a point which is 33.00 feet North 89°53'10" West and 183.00 feet North 0°02'05" East from the Southeast corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; running thence North 0°02'05" East 160.00 feet along the Easterly boundary line to the Northeast corner of said entire tract; thence North 89°57'55" West 30.00 feet along the Northerly boundary line of said entire tract; thence South 44°57'59" East 14.14 feet to a point 53.00 feet perpendicularly distant Westerly from the center line of said project; thence South 0°21'05" West 149.97 feet along a line parallel to said center line; thence East 20.00 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 3rd day of March, 2017

Celtic Bank Corporation


By: Bradley Bybee
Its: Chief Lending Officer

State of Utah County of Salt Lake)ss:

On this date, March 3, 2017, personally appeared before me Bradley Bybee who being by me duly sworn did say, that he/she is the Chief Lending Officer of Celtic Bank Corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Bradley Bybee acknowledged to me that said corporation executed the same.


Notary Public

