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Book - 10602 Pg - 4444-4447
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
NATIONAL TITLE AGCY OF UT INC
6770 S 900 E #101
MIDVALE UT 84047
BY: SMP, DEPUTY - WI 4 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

AND A COPY TO:
City of Sandy
Molly Spira, City Recorder
10000 Centennial Parkway, Suite 311
Sandy, Utah 84070

Special Warranty Deed

(Limited Liability Company)

Salt Lake County

Tax ID No. 27-13-227-017-4001
27-13-227-017-4002
Pin No. 11827
Project No. F-115-7(314)294
Parcel No. 115-7:105:C

0770

ST Mall Owner, LLC, a Limited Liability Company of the State of Delaware Grantor(s), hereby CONVEYS AND WARRANTS against all who claim by, through, or under Grantor, to the CITY OF SANDY, a municipal corporation, Grantee, at 10000 Centennial Parkway, Sandy, Utah 84070, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. F-115-7(314)294, being part of an entire tract of property situate in Lot 1, Amended Lot 1, South Towne Center Mall Subdivision, recorded as Entry No. 9461246, Book 2005P, Page 250 in the office of the Salt Lake County Recorder, and in the SW1/4NE1/4 and the NW1/4NE1/4 of Section 13, T.3S., R.1W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

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LIMITED LIABILITY RW-01LL (11-01-03)

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Beginning at a point 2,245.75 feet S.00°54'30"W. along the section line and 1,601.63 feet N.89°05'30"W. and 151.88 feet northerly along the arc of a 944.00-foot radius non-tangent curve to the left through a delta of 09°13'06" (Note: radius bears S.79°14'43"W., chord to said curve bears N.15°21'50"W. for a distance of 151.72 feet) from the Northeast Corner of said Section 13, said point is also 50.00 feet radially distant easterly from the Monroe Street Ramp Control Line opposite engineer station 117+00.00, and running thence S.70°01'37"W. 14.00 feet to the beginning of a 930.00-foot radius non-tangent curve to the left (Note: radius bears S.70°01'37"W.) at a point 36.00 feet radially distant easterly from said control line opposite engineer station 117+00.00; thence northerly 76.86 feet along the arc of said curve concentric with said control line through a delta of 04°44'07" (Note: chord to said curve bears N.22°20'27"W. for a distance of 76.84 feet) to a point opposite engineer station 117+73.88; thence N.24°42'29"W. 252.39 feet along a line parallel with said control line to the beginning of a 321.00-foot radius curve to the right at a point opposite engineer station 120+26.27; thence northerly 109.45 feet along the arc of said curve concentric with said control line through a delta of 19°32'12" (Note: chord to said curve bears N.14°56'23"W. for a distance of 108.92 feet) to a point opposite engineer station 121+48.00; thence S.84°49'43"W. 46.00 feet to the beginning of a 367.00-foot radius non-tangent curve to the right (Note: radius bears N.84°49'43"E.) at a point 10.00 feet radially distant westerly from said control line opposite engineer station 121+48.00; thence northerly 91.24 feet along the arc of said curve concentric with said control line through a delta of 14°14'42" (Note: chord to said curve bears N.01°57'04"E. for a distance of 91.01 feet) to a point opposite engineer station 122+36.76, said point is also 30.00 feet perpendicularly distant southwesterly from the Monroe Street Control Line opposite engineer station 208+75.40; thence N.21°13'42"W. 6.89 feet along a line parallel with said control line to the beginning of a 363.00-foot radius curve to the right at a point 30.00 feet perpendicularly distant southwesterly from said control line opposite engineer station 208+82.29; thence northerly 263.52 feet along the arc of said curve concentric with said control line through a delta of 41°35'40" (Note: chord to said curve bears N.00°25'52"W. for a distance of 257.77 feet) to a point of reverse curvature having a radius of 504.00 feet, said point is opposite engineer station 211+24.04; thence northerly 152.31 feet along the arc of said curve concentric with said control line through a delta of 17°18'54" (Note: chord to said curve bears N.11°42'31"E. for a distance of 151.73 feet) to a point in a southerly boundary line of Lot 3 of said subdivision; thence N.89°47'55"E. 36.82 feet along said southerly lot line to a westerly lot line of said Lot 3; thence along said westerly lot line the following two (2) courses: (1) South 291.55 feet to the beginning of a 938.25-foot radius curve to the left; thence (2) southerly 172.07 feet along the arc of said curve through a delta of 10°30'28" (Note: chord to said curve bears S.05°15'14"E. for a distance of 171.83 feet) to a southwest corner of said Lot 3; thence East 3.94 feet along a southerly boundary line of said Lot 3 to a point in a 326.50-foot radius non-tangent curve to the left (Note: radius bears N.73°42'19"E.); thence southerly 28.11 feet along the arc of said curve through a delta of 04°56'01" (Note: chord to said curve bears S.18°45'42"E. for a distance of 28.11 feet) to a point 28.00 feet perpendicularly distant northeasterly

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from said control line opposite engineer station 207+70.93; thence S.21°13'42"E. 113.34 feet along a line parallel with said control line to the beginning of a 1,147.00-foot radius curve to the left at a point opposite engineer station 206+57.59; thence southeasterly 122.60 feet along the arc of said curve concentric with said control line through a delta of 06°07'27" (Note: chord to said curve bears S.24°17'26"E. for a distance of 122.54 feet) to the beginning of a 1,151.00-foot radius non-tangent curve to the left (Note: radius bears N.63°45'51"E.) at a point opposite engineer station 205+32.00; thence southeasterly 177.97 feet along the arc of said curve through a delta of 08°51'33" (Note: chord to said curve bears S.30°39'56"E. for a distance of 177.79 feet) to a point 24.50 feet radially distant northeasterly from said control line opposite engineer station 203+50.00; thence S.53°29'28"W. 68.87 feet 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 63,121 square feet in area or 1.449 acres, more or less (the "Property").

(Note: Rotate all bearings in the above description 00°14'33" clockwise to obtain highway bearings.)

SUBJECT TO (i) all matters of record; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.

It is the intent of Grantor and Grantee that Grantee does not assume any obligations, or receive any benefits, of the "Developer", "Declarant", or any "Occupant", as those terms are used or defined in that certain Declaration of Covenants, Conditions and Restrictions For Construction and Operation recorded January 23, 1985 as Entry No. 4042059 in Book 5624 at Page 914 of the Official Records of Salt Lake County, State of Utah.

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BK 10602 PG 4446

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IN WITNESS WHEREOF, said ST Mall Owner, LLC has caused this instrument to be executed by its proper officers thereto duly authorized this 20th day of September, A.D. 2017.

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: [Signature]
Name: Steven M. Plenge
Title: Authorized Signatory

ST MALL OWNER ACKNOWLEDGMENT

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 09/13/2017 before me, E. A. ARAQUE, NOTARY PUBLIC personally appeared Steven M. Plenge, 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: [Signature] (Seal)

