

12649202  
10/31/2017 4:12:00 PM \$25.00  
Book - 10615 Pg - 2428-2431  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

Mail Recorded Deed and Tax Notice To:  
BMWC, LLC, a Utah limited liability company  
249 West Vine Street  
Murray, UT 84107



File No.: 89408-AP

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## WARRANTY DEED

**BMC WEST, LLC., a Delaware limited liability company, successor by merger with Stock Building Supply West, LLC, a Utah limited liability company (formerly known as Anderson Lumber Company)**

**GRANTOR(S)** of West Jordan, State of Utah, hereby Conveys and Warrants to  
**BMWC, LLC, a Utah limited liability company**

**GRANTEE(S)** of Murray, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Salt Lake** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

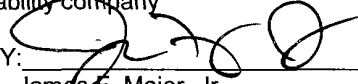
**TAX ID NO.:** 27-03-426-082, 27-03-426-083 and 27-03-426-084 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 31 day of October, 2017.

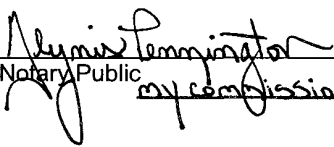
BMC West, LLC, a Delaware limited liability company, successor by merger with Stock Building Supply West, LLC, a Utah limited liability company

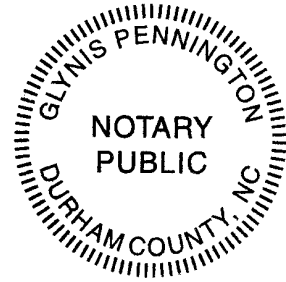
BY:   
James F. Major, Jr.  
Executive Vice President,  
Chief Financial Officer

STATE OF NC

COUNTY Wake

On the 27<sup>th</sup> day of October, 2017, personally appeared before me James F. Major, <sup>Jr.</sup> who acknowledged himself to be the Executive Vice President, Chief Financial Officer of BMC West, LLC, a Delaware limited liability company, successor by merger with Stock Building Supply West, LLC, a Utah limited liability company, a limited liability company, and that he, as such Executive Vice President, Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public  
my commission expires: 11/21/2022



**EXHIBIT A**

PARCEL 1:

Beginning 142.82 feet West of the Northeast corner of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 825.18 feet; thence South 495 feet; thence West 352 feet; thence South 165 feet; thence East 80 rods; thence North 50 feet; thence West 142.82 feet; thence North 610.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion of the subject property lying within 1300 West Street.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded February 4, 1981 as Entry No. 3530661 in Book 5209 at Page 86, being described as follows:

Beginning 968 feet West of the Northeast corner of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East 200 feet; thence South 435.6 feet; thence West 200 feet; thence North 435.6 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded October 9, 1985 as Entry No. 4148865 in Book 5698 at Page 2474, being described as follows:

Beginning 768 feet West from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 380.6 feet; thence East 318 feet; thence North 380.6 feet; thence West 318 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded December 10, 1993 as Entry No. 5680862 in Book 6824 at Page 65, being described as follows:

Beginning at a point on the West line of 1300 West Street, said point being South 00°01'25" West 663.62 feet and South 89°56'47" West 40.00 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being on the North line of River Ridge Subdivision No. 1; thence South 89°56'47" West along said North line 275.83 feet; thence North 00°01'25" East 201.10 feet; thence North 89°56'47" East 275.83 feet to the West line of 1300 West Street; thence South 00°01'25" West along said West line 201.10 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded February 24, 1989 as Entry No. 4739583 in Book 6105 at Page 2826, being described as follows:

A parcel of land in fee from a highway known as Project No. 1012, being part of an entire tract of property, situate in the Northeast quarter of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is the East quarter corner of said Section 3; thence South 48 feet along the East line of said Section 3; thence West 33 feet to the West right of way line of 1300 West Street; thence North 45°00'00" West 21.21 feet to the Southerly right of way line of 9000 South Street; thence West 673.08 feet along said Southerly right of way line to a point of tangency with an 11,406.16 foot radius curve to the left; thence Westerly 46.92 feet along the arc of said curve to the Westerly boundary line of said entire tract; thence North 33.13 feet to the North line of said Northeast quarter of the Southeast quarter; thence East 768 feet along said North line to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 142.82 feet; thence South 610 feet; thence East 142.82 feet; thence North 610 feet to the place of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded February 24, 1989 as Entry No. 4739583 in Book 6105 at Page 2826, being described as follows:

A parcel of land in fee for a highway known as Project No. 1012, being part of an entire tract of property, situate in the Northeast quarter of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is the East quarter corner of said Section 3; thence South 48 feet along the East line of said Section 3; thence West 33 feet to the West right of way line of 1300 West Street; thence North 45°00'00" West 21.21 feet to the Southerly right of way line of 9000 South Street; thence West 673.08 feet along said Southerly right of way line to a point of tangency with an 11,406.16 foot radius curve to the left; thence Westerly 46.92 feet along the arc of said curve to the Westerly boundary line of said entire tract; thence North 33.13 feet to the North line of said Northeast quarter of the Southeast quarter; thence East 768 feet along said North line to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion of the subject property lying within 1300 West Street.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Warranty Deed recorded December 10, 1993 as Entry No. 5680862 in Book 6824 at Page 65, being described as follows:

Beginning at a point on the West line of 1300 West Street, said point being South 00°01'25" West 663.62 feet and South 89°56'47" West 40.00 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being on the North line of River Ridge Subdivision No. 1; thence South 89°56'47" West along said North line 275.83 feet; thence North 00°01'25" East 201.10 feet; thence North 89°56'47" East 275.83 feet to the West line of 1300 West Street; thence South 00°01'25" West along said West line 201.10 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the West line of 1300 West Street, said point being South 00°01'25" West 663.62 feet and South 89°56'47" West 40.00 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being on the North line of River Ridge Subdivision No. 1; thence South 89°56'47" East 275.83 feet; thence North 00°01'25" East 201.10 feet; thence North 89°56'47" East 275.83 feet to the West line of 1300 West Street; thence South 00°01'25" West along said West line 201.10 feet to the point of beginning.