

12670729
12/1/2017 1:41:00 PM \$17.00
Book - 10625 Pg - 5080-5082
ADAM GARDINER
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:
West Valley Land Holdings, LLC, a Utah limited liability company
595 South Riverwoods Parkway
Logan, Utah 84321

ORDER NO. 5-098409

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Redevelopment Agency of West Valley City, a municipal corporation of the State of Utah and West Valley City, a municipality corporation of the state of Utah a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at 3600 South Constitution Blvd., West Valley City, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to West Valley Land Holdings, LLC, a Utah limited liability company, grantee of West Valley City, Utah for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Salt Lake County, State of Utah:


SEE ATTACHED LEGAL DESCRIPTION

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.


In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28 day of November, 2017.

Redevelopment Agency of West Valley City, a
municipal corporation of the State of Utah


By: Wayne T Pyle
Its: Manager

AND

West Valley City, a municipality corporation of
The State of Utah


By: Ron C. Bigelow
Its: Mayor

STATE OF Utah)
) SS.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of November, 2017
By Wayne T Pyle
the Manager of Redevelopment Agency of West Valley City, a municipal corporation of the State of Utah

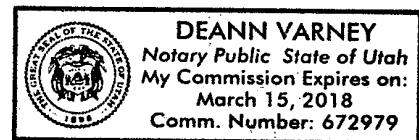
Deann Varney
Notary Public
My Commission Expires: March 15, 2018
Residing at: 3000 So Constitution Blvd

AND

STATE OF Utah)
) SS.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 28 day of November, 2017
By Ron C Bigelow
the Manager of Redevelopment Agency of West Valley City, a municipal corporation of the State of Utah

Deann Varney
Notary Public
My Commission Expires: March 15, 2018
Residing at: 3000 So Constitution Blvd



Order No.: 5-098409

EXHIBIT "A"

LEGAL DESCRIPTION

Phase 1:

A parcel of land situate in the Northwest $\frac{1}{4}$ of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. The boundaries of which are described as follows:

Beginning in the Easterly right of way line of Market Street (2820 West) said point is 591.98 feet South 89 deg. 53'20" West along the section line and 182.99 feet South 00 deg. 00'20" West from the North quarter corner of said Section 33 (Note: Basis of bearing is South 89 deg. 53'20" West along the Northerly section line from the found monuments representing the North quarter corner and the Northwest corner of said Section 33); and running thence North 89 deg. 53'20" East 119.96 feet; thence South 00 deg. 00'41" West 15.96 feet; thence North 89 deg. 53'20" East 142.00 feet; thence South 00 deg. 00'41" West 29.05 feet; thence North 89 deg. 53'20" East 264.36 feet to the Westerly right of way line of Constitution Boulevard (2700 West); thence along said Westerly right of way line the following five (5) courses: 1) South 00 deg. 00'55" East 11.32 feet; 2) South 12 deg. 43'07" West 55.67 feet, 3) South 01 deg. 30'40" West 95.47 feet, 4) South 00 deg. 04'46" West 101.79 feet to the beginning of a non-tangent 16.00 foot radius curve to the right and 5) Southeasterly along the arc of said curve 15.20 feet through a central angle of 54 deg. 24'50" (Note: chord for said curve bears South 44 deg. 36'52" East for a distance of 14.63 feet); thence South 89 deg. 53'20" West 222.78 feet; thence North 00 deg. 00'41" East 25.30 feet; thence South 89 deg. 53'20" West 285.93 feet to said Easterly right of way line of Market Street (2820 West); thence along said Easterly right of way line the following three (3) courses: 1) North 00 deg. 00'20" East 34.42 feet to the beginning of a non-tangent 466.66 foot radius curve to the right, 2) Northerly along the arc of said curve 110.42 feet through a central angle of 13 deg. 33'30" (Note: Chord for said curve bears North 06 deg. 46'24" West for a distance of 110.17 feet, and 3) North 00 deg. 00'20" East 149.12 feet to the point of beginning.

Parcel No.: 15-33-129-021, 15-33-129-053, 15-33-129-061 and 15-33-129-052