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Book - 10654 Pg - 3353-3356
ADAM GARDINER
Recorder, Salt Lake County, UT
SURETY TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:

Canyons School District Board of Education
9361 South 300 East
Sandy, UT 84070

SPECIAL WARRANTY DEED

This Deed, made this 8th day of March, 2018, between Jenson Farms Development, LLC, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Canyons School District Board of Education, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID #: 27-25-100-054

also know by street and number as See Legal, UT

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

EXHIBIT "A"
LEGAL DESCRIPTION

Jenson Farms –School Property

Beginning at a point being South 00°05'01" East 177.94 feet along the section line and East 1,064.06 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'20" East 121.78 feet;
thence North 06°36'52" East 143.42 feet;
thence Northeasterly 37.64 feet along the arc of a 280.00 foot radius curve to the left (center bears North 83°23'08" West and the chord bears North 02°45'47" East 37.62 feet with a central angle of 07°42'11");
thence North 89°53'20" East 548.48 feet to the Westerly Boundary Line of the Utah Transit Authority Property;
thence South 05°18'47" West 803.84 feet along said Westerly Boundary Line of the Utah Transit Authority Property;
thence South 07°09'19" West 479.94 feet along said Westerly Boundary Line of the Utah Transit Authority Property;
thence North 62°50'26" West 127.37 feet;
thence North 17°42'40" West 151.72 feet;
thence North 20°16'45" West 66.77 feet;
thence North 03°08'06" West 119.24 feet;
thence Northeasterly 69.62 feet along the arc of a 60.00 foot radius curve to the right (center bears North 86°51'54" East and the chord bears North 30°06'22" East 65.78 feet with a central angle of 66°28'57");
thence Northeasterly 25.32 feet along the arc of a 25.00 foot radius curve to the left (center bears North 26°39'10" West and the chord bears North 34°19'49" East 24.25 feet with a central angle of 58°02'03");
thence North 82°29'41" West 107.35 feet;
thence North 15°00'56" West 58.90 feet;
thence North 03°28'00" East 106.52 feet;
thence North 50°10'32" West 138.96 feet;
thence Northwesterly 54.15 feet along the arc of a 60.00 foot radius curve to the right (center bears North 14°38'02" West and the chord bears North 78°46'50" West 52.33 feet with a central angle of 51°42'24");
thence South 88°48'50" West 131.17 feet;
thence North 01°11'10" West 360.33 feet to the point of beginning.

Contains 511,239 Square Feet or 11.736 Acres

Jenson Farms –Access Easement to School Property

Beginning at a point on the Easterly Right of Way Line of 700 West Street, said point being South 00° 05'01" East 279.98 feet along the section line and North 89°54'59" East 33.00 feet from the Northwest Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°53'20" East 178.58 feet;
thence Northeasterly 96.59 feet along the arc of a 940.00 foot radius curve to the left (center bears North 00°06'40" West and the chord bears North 86°56'42" East 96.55 feet with a central angle of 05°53'15");

thence North 84°00'05" East 234.48 feet;
thence Northeasterly 146.94 feet along the arc of a 240.00 foot radius curve to the left (center bears North 05°59'55" West and the chord bears North 66°27'41" East 144.66 feet with a central angle of 35°04'48");
thence Northeasterly 214.51 feet along the arc of a 300.00 foot radius curve to the right (center bears South 41°04'43" East and the chord bears North 69°24'19" East 209.97 feet with a central angle of 40°58'03");
thence North 89°53'20" East 322.30 feet;
thence South 06°36'52" West 60.42 feet;
thence South 89°53'20" West 315.23 feet;
thence Southwesterly 171.60 feet along the arc of a 240.00 foot radius curve to the left (center bears South 00°06'40" East and the chord bears South 69°24'19" West 167.97 feet with a central angle of 40°58'03");
thence Southwesterly 183.68 feet along the arc of a 300.00 foot radius curve to the right (center bears North 41°04'43" West and the chord bears South 66°27'41" West 180.82 feet with a central angle of 35°04'48");
thence South 84°00'05" West 234.48 feet;
thence Southwesterly 102.76 feet along the arc of a 1,000.00 foot radius curve to the right (center bears North 05°59'55" West and the chord bears South 86°56'42" West 102.71 feet with a central angle of 05°53'15");
thence South 89°53'20" West 178.60 feet;
thence North 00°05'01" West 60.00 feet to the point of beginning.

Contains 71,392 Square Feet or 1.639 Acres