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3/21/2018 10:39:00 AM \$17.00
Book - 10657 Pg - 4280-4283
ADAM GARDINER
Recorder, Salt Lake County, UT
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When Recorded Return To:

Snell & Wilmer LLP
Brian Cheney
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

Assessor's Parcel Numbers: 22-23-426-001; 22-23-279-003

SPECIAL WARRANTY DEED

A.J. DEAN & SONS, LLC, a Utah limited liability company ("*Grantor*"), whose mailing address is 2451 Snow Mountain Drive, Sandy, Utah 84093, Attn: Richard Thorpe, hereby conveys and warrants against all who claim by, through, or under the Grantor, to **AJ ROCK LLC**, an Utah limited liability company ("*Grantee*"), whose mailing address is 9980 South 300 West, Suite 310, Sandy, Utah 84070, Attn: Tom Henriod, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration:

The real property located in Salt Lake County, State of Utah, more particularly described in the attached **EXHIBIT A**.

TOGETHER WITH all buildings, fixtures and improvements thereon, if any, and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

[Signatures on the Following Page]

20 IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this day of March, 2018.

GRANTOR:

A.J. DEAN & SONS, LLC, a Utah limited liability company

By: *Richard Thorpe*
Name: Richard Thorpe
Its: Manager

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On this 20 day of March, 2018, before me personally appeared RICHARD THORPE, to me personally known to be a Manager of A.J. Dean & Sons, LLC a Utah limited liability company, the limited liability company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said limited liability company therein named, and acknowledged to me that such limited liability company executed the within instrument pursuant to its governing documents.



Jaycie Baird
Notary Public
Print Name: Jaycie Baird
Serial No. (if any): 690148

EXHIBIT A

LEGAL DESCRIPTION

That certain real property located in Salt Lake County, Utah more particularly described as follows:

PARCEL 1: (22-23-426-001)

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SECTION LINE SOUTH 00°45'07" WEST 900.00 FEET; THENCE NORTH 89°32'44" WEST 1082.24 FEET TO A POINT ON A CURVE TO THE RIGHT (COUNTY ROAD) WHOSE RADIUS IS 716.8 FEET; THENCE NORTHERLY AROUND SAID CURVE TO THE RIGHT A DISTANCE OF 91.39 FEET TO A POINT ON A CURVE TO THE RIGHT (COMPOUND CURVE) WHOSE RADIUS IS 1518.0 FEET; THENCE NORTHERLY AROUND ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 394.8 FEET TO A POINT OF TANGENT; THENCE NORTH 06°45' WEST ALONG TANGENT 49.5 FEET TO A POINT ON A CURVE TO THE RIGHT WHOSE RADIUS IS 955.4 FEET THENCE NORTHERLY AROUND ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 387.44 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 23; THENCE ALONG SAID SECTION LINE SOUTH 89°32'57" EAST 1,202.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED, RECORDED APRIL 26, 1989 AS ENTRY NO. 4763144 IN BOOK 6120 AT PAGE 2603, OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR AN EXPRESSWAY AND FOR THE RELOCATION OF WASATCH BOULEVARD INCIDENT TO THE CONSTRUCTION OF SAID EXPRESSWAY KNOWN AS PROJECT NO. 068, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AT A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID RELOCATION OF WASATCH BOULEVARD, WHICH POINT IS 869.47 FEET NORTH 89°32'57" WEST (WHICH EQUALS HIGHWAY BEARING NORTH 89°19'15" WEST) FROM THE EAST QUARTER CORNER OF SAID SECTION 23 AND RUNNING THENCE SOUTH 00°18'34" WEST (HIGHWAY BEARING) 49.85 FEET TO A POINT OF TANGENCY WITH A 166.00 FOOT RADIUS CURVE TO THE RIGHT AT A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CONTROL LINE AT ENGINEER STATION 13+42.15; THENCE SOUTHWESTERLY 271.17 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS SOUTH 47°06'29" WEST HIGHWAY BEARING FOR A DISTANCE OF 242.01 FEET) TO A POINT 50.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM SAID CONTROL LINE AT ENGINEER STATION 11+52.66; THENCE SOUTH 40°52'59" WEST (HIGHWAY BEARING) 137.43 FEET TO A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID EXPRESSWAY AT ENGINEER STATION

60+59.78; THENCE SOUTHERLY 130.15 FEET ALONG THE ARC OF A 905.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 00°12'48" EAST HIGHWAY BEARING FOR A DISTANCE OF 130.04 FEET) TO A POINT 70.00 FEET RADIALLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 62+00.00; THENCE SOUTH 01°09'41" EAST (HIGHWAY BEARING) 93.83 FEET TO A POINT 60.00 FEET RADIALLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 63+00.00; THENCE SOUTHERLY 305.11 FEET ALONG THE ARC OF A 915.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°45'45" EAST HIGHWAY BEARING FOR A DISTANCE OF 303.70 FEET) TO A POINT 60.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 66+25.12; THENCE SOUTH 38°09'16" EAST (HIGHWAY BEARING) 89.77 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°32'44" WEST (EQUALS HIGHWAY NORTH 89°19'02" WEST) 166.02 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 70.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CENTER LINE; THENCE NORTHERLY 611.63 FEET ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 12°51'38" WEST HIGHWAY BEARING FOR A DISTANCE OF 602.94 FEET) TO A POINT 70.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CENTER LINE AT ENGINEER STATION 60+59.78; THENCE NORTH 03°54'24" EAST (HIGHWAY BEARING) 314.24 FEET TO SAID NORTH LINE; THENCE SOUTH 89°32'57" EAST (EQUALS HIGHWAY SOUTH 89°19'15" EAST) 385.82 FEET ALONG SAID NORTH LINE 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.

PARCEL 2: (22-23-279-003)

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 627.088 FEET NORTH 89°32'57" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER FROM THE EAST QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 89°32'57" WEST 242.383 FEET ALONG SAID SOUTH LINE TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF THE RELOCATED WASATCH BOULEVARD; THENCE NORTH 00°01'04" EAST 42.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE GUN CLUB ROAD; THENCE EASTERLY 221.87 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A 2718.452 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 79°52'11" EAST FOR A DISTANCE OF 221.81 FEET) ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 77°30' EAST 24.588 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.