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7/31/2019 12:11:00 PM \$40.00  
Book - 10810 Pg - 3524-3527  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

Portions of APN: 26-02-200-035  
26-02-200-036  
26-02-200-040

MNT68099

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### SPECIAL WARRANTY DEED

**BODENVEST LTD.**, a Utah limited partnership (hereinafter referred to as "Grantor"), whose principal office address is 3912 South Monarch Drive, Bountiful, Utah 84010, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant against all who claim by, through or under the Grantor, to **THE REDEVELOPMENT AGENCY OF WEST JORDAN CITY**, a political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, the following parcels of real property located in Salt Lake County, State of Utah, more particularly described as follows, to wit:

See Exhibit 'B-1' attached hereto and incorporated herein.

TO HAVE AND TO HOLD the described property, together with the tenements, hereditaments, and appurtenances belonging to the property to Grantee, Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 31<sup>st</sup> day of July, 2019.

BODENVEST LTD., a Utah limited partnership

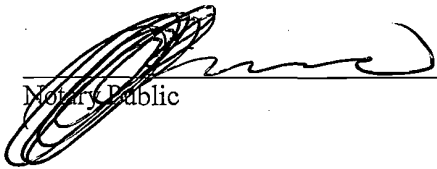
By: Merrill K Bunker  
Merrill K Bunker  
Its: General Partner

STATE of Utah )

ss:

County of Salt Lake )

On 31st day of July, 2019 personally appeared before me Merrill K. Bunker the general partner of Bodinvest LTD., a Utah limited partnership who by me being duly sworn (or affirmed) upon oath did say that such person(s) is/are the general partner(s) of the named partnership and that the foregoing instrument was executed pursuant to the partnership agreement with consent of non executing partners as may be required by law, and Merrill K. Bunker acknowledged to me that such person(s) executed the same as the act of said partnership.

  
\_\_\_\_\_  
Notary Public

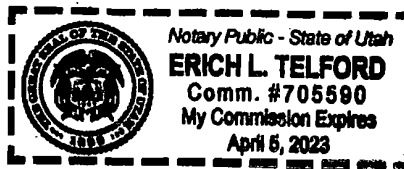


Exhibit "B-1"

COMPOSITE SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 5600 WEST STREET THAT IS SOUTH 00°03'00" WEST 660.80 FEET ALONG THE SECTION LINE AND NORTH 89°57'00" WEST 54.00 FEET FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND RUNNING THENCE ALONG SAID WEST STREET LINE, DESCRIBED IN A WARRANTY DEED RECORDED AS ENTRY #11290766 IN BOOK 9971 AT PAGE 7239, SALT LAKE COUNTY RECORDER'S OFFICE, THE FOLLOWING SIX (6) COURSES: 1) SOUTH 00°03'00" WEST (SOUTH 00°02'46" WEST, BY RECORD) 1198.03 FEET, 2) SOUTH 02°59'37" WEST (SOUTH 02°59'23" WEST, BY RECORD) 305.68 FEET, 3) SOUTH 00°03'00" WEST (SOUTH 00°02'46" WEST, BY RECORD) 265.63 FEET, 4) NORTH 89°43'45" WEST 14.44 FEET, 5) SOUTH 00°03'00" WEST 92.20 FEET, 6) SOUTH 45°02'45" WEST 36.24 FEET (35.67 FEET, BY RECORD) TO THE NORTH LINE OF 9000 SOUTH STREET AS CONVEYED IN SAID WARRANTY DEED RECORDED AS ENTRY #11290766 AND IN A WARRANTY DEED RECORDED AS ENTRY #11290767 IN BOOK 9971 AT PAGE 7241, SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH STREET LINE THE FOLLOWING THREE (3) COURSES: 1) WESTERLY 120.52 FEET ALONG A NON-TANGENT, 4771.90-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°26'50", CHORD BEARS SOUTH 88°37'22" WEST 120.52 FEET, TO A POINT DESIGNATED AS POINT "B", WHICH POINT IS 87.90 FEET PERPENDICULARLY DISTANT NORTHERLY FROM STATION 121+07.07 OF THE CONTROL LINE FOR 9000 SOUTH STREET AS PART OF UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. MP-0182(6), 2) WESTERLY 154.41 FEET CONTINUING ALONG SAID 4771.90-FOOT-RADIUS CURVE THROUGH A CENTRAL ANGLE OF 01°51'14", CHORD BEARS SOUTH 86°58'20" WEST 154.40 FEET, 3) SOUTH 89°58'12" WEST 296.88 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #11219986 IN BOOK 9939 AT PAGE 8519, SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 00°05'23" EAST 208.71 FEET ALONG THE EAST LINE OF SAID PROPERTY TO A CORNER; THENCE SOUTH 89°58'12" WEST 208.71 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO A CORNER ON THE EAST LINE OF THE PROPERTY CONVEYED IN SAID WARRANTY DEED RECORDED AS ENTRY #11290767; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°05'23" EAST 313.62 FEET, 2) SOUTH 89°54'37" EAST 20.00 FEET TO A RIGHT-OF-WAY MONUMENT AND TO A NON-TANGENT, 6950.00-FOOT-RADIUS CURVE TO THE LEFT, 3) NORTHERLY 841.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°56'13", CHORD BEARS NORTH 03°26'45" WEST (NORTH 03°22'45" WEST, BY RECORD) 840.94 FEET, TO THE SOUTH LINE OF THE FORMER NEW BINGHAM HIGHWAY TO A POINT DESIGNATED AS POINT "A", WHICH POINT IS 409.73 FEET PERPENDICULARLY DISTANT EASTERLY FROM STATION 1410+21.97 OF THE CONTROL LINE FOR THE MOUNTAIN VIEW CORRIDOR AS PART OF UTAH DEPARTMENT OF TRANSPORTATION HIGHWAY PROJECT NO. MP-0182(6); THENCE NORTH 58°16'26"

EAST 1019.79 FEET (NORTH 57°50' EAST 1021.76 FEET, BY RECORD) ALONG THE SOUTH LINE OF SAID FORMER HIGHWAY TO THE WEST LINE OF SAID 5600 WEST STREET AND TO THE POINT OF BEGINNING.