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2/23/2021 12:11:00 PM \$40.00  
Book - 11123 Pg - 6701-6706  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TRULY TITLE, INC  
BY: eCASH, DEPUTY - EF 6 P.

Prepared By:  
Truly Title, Inc.  
6965 South Union Park Center, Suite 180  
Cottonwood Heights, UT 84047

Return To:  
Grantee

Po Box 902  
Pleasant Grove, UT 84062

### SPECIAL WARRANTY DEED

Spratling Investment Corporation, a Utah Corporation, who acquired title as Spratling Investment Company, a Utah Corporation, Spratling Investment Corporation, a Utah Corporation, who acquired title as Spratling Investment Corp, a Utah Corporation, and R.S. No. 8 LLC, and Ronald N. Spratling, Jr., Trustee of The Ronald N. Spratling Jr. Trust dated 7/6/90 and Spratling Investment Corp., a Utah Corporation, grantor, hereby CONVEY(S) and WARRANT(S) against all claiming by, through or under to

Spratling Investment Corporation, a Utah Corporation, as to an undivided 50% interest and Ronald N. Spratling, Jr., Trustee of The Ronald N. Spratling Jr. Trust dated 7/6/90, as to an undivided 50% interest,

as grantee, for the sum of TEN AND NO/100 ----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

See Attached Exhibit "A"

APN: 27-03-278-024-0000  
APN: 27-03-278-025-0000  
APN: 27-03-278-027-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

### COURTESY RECORDING

NOTE: This document is being recorded solely as a courtesy by Truly Title. No representations are made as to the accuracy or validity of said document.

Truly Title Order 20006074-02

Ent 13575578 BK 11123 PG 6701

WITNESS the hand of said grantor(s), this 16 day of February, 2021.

Spratling Investment Corporation, a Utah Corporation, who acquired title as Spratling Investment Company, a Utah Corporation

BY: [Signature]  
Suzanne Sidwell, President

Spratling Investment Corporation, a Utah Corporation, who acquired title as Spratling Investment Corp, a Utah Corporation

BY: [Signature]  
Suzanne Sidwell, President

R.S. No. 8 LLC

BY: [Signature]  
Ronald N Spratling, Jr, Managing Member

Ronald N. Spratling, Jr., Trustee of The Ronald N. Spratling Jr. Trust dated 7/6/90

BY: [Signature]  
Ronald N. Spratling, Jr., Trustee

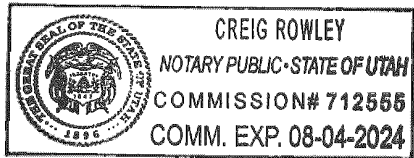
State of Utah  
County of Salt Lake

On Feb. 16, 2021 before me, Creig C. Rowley, Notary Public, personally appeared Suzanne Sidwell, President of Spratling Investment Corporation, a Utah Corporation, who acquired title as Spratling Investment Company, a Utah Corporation, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



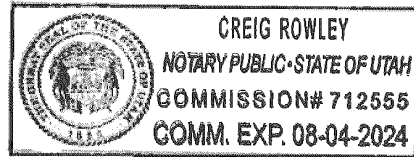
State of Utah  
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Signature [Signature] (Seal)



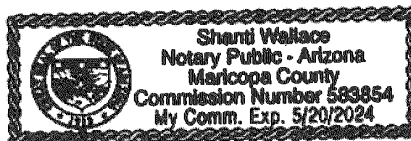
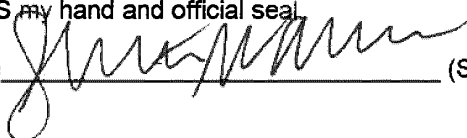
State of ARIZONA  
County of MARICOPA

On February 11, 2021 before me, Shanti Wallace, Notary Public, personally appeared Ronald N Spratling, Jr, Managing Member, R.S. No. 8 LLC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



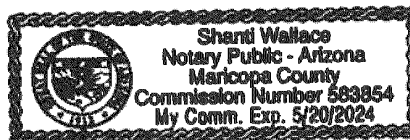
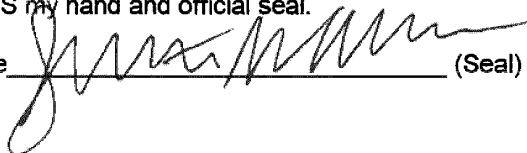
State of ARIZONA  
County of MARICOPA

On February 11, 2021 before me, Shanti Wallace, Notary Public, personally appeared Ronald N. Spratling, Jr., Trustee of The Ronald N. Spratling Jr. Trust dated 7/6/90, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of West Jordan, County of Salt Lake, State of UT, and is described as follows:

The following described property situated in the County of Salt Lake, State of Utah, to wit:

Parcel 1: (27-03-278-024)

Beginning at a point 318 feet West and 73 feet North from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt lake Meridian, thence North 385 feet; thence West 366.27 feet; thence South 0°13'39" West 55 feet; thence South 89°50'20" East 30 feet; thence South 0°13'39" West 330 feet; thence East along the North line of 9000 South Street 336.27 feet to the point of beginning.

Less and Excepting:

Beginning at a point which is South 89°53'45" West 318.00 feet and North 0°02'16" West 73.00 fete from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°53'45" West 365.94 feet along 9000 South Street; thence North 0°13'39" East 330.00 feet; thence North 89°53'45" East 40.15 feet; thence South 0°02'16" East 14.06 feet; thence South 37°43'50" East 9.78 feet; thence South 75°25'23" East 57.72 feet; thence North 89°53'45" East 252.02 feet; thence South 87°04'47" East 60.08 feet; thence North 89°53'45" East 228.42 feet to the West line of 1300 West Street; thence South 0°02'16" East 30.40 feet along said West line of 1300 West Street; thence South 89°53'45" West 278.00 feet; thence South 0°02'16" East 260.00 feet to the point of beginning.

Parcel 1A:  
TOGETHER WITH:

A permanent non-exclusive easement for ingress, egress and access over and across the following described property:

Beginning at a point on the North line of 9000 South Street which point is North 09°50'20" West along the quarter Section line 684.27 feet and North 0°13'39" East 73.00 feet from the East 1/4 corner of Section 3, Township 3 South, range 1 West, Salt Lake Base and Meridian; thence North 0°13'39" East 330.00 feet; thence South 89°50'20" East 30 feet; thence South 0°13'39" West 330.00 feet; thence North 89°50'20" West 30.00 feet to the point of beginning.

As created by that certain Easement Agreement recorded August 3, 1992 as Entry No. 5304459 of Official Records.

Parcel 1B:  
TOGETHER WITH

A non-exclusive easement for ingress, egress and access over and across the following described property:

**BEGINNING AT A POINT 642.27 FEET SOUTH 89°53'45" WEST AND 73.00 FEET NORTH 00°02'16" WEST FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'45" WEST 12.00 FEET; THENCE NORTH 00°02'16" WEST 330.00 FEET; THENCE NORTH 89°53'45" EAST 12.00 FEET; THENCE SOUTH 00°02'16" EAST 330.00 FEET TO THE POINT OF BEGINNING.**

Parcel 2: (27-03-278-025)

Commencing at a point which is North 333 feet from the Southeast corner of the Northeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North along the Section line 125 feet thence West 318 feet; thence South 125 feet; thence East 318 feet to the point of BEGINNING.

Excepting Therefrom the East 40 feet there of being that portion lying within the bounds of 1300 West Street.

Less and Excepting:

Beginning 250 East North from the Southeast corner Northeast quarter Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence North 208 feet; thence West 40 feet; thence South 208 feet; thence East 40 feet to the point of beginning.

Also less and Excepting:

Beginning at a point which is South 89°53'45" West 318.00 feet and North 0°02'16" West 73.00 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°53'45" West 365.94 feet along 9000 South Street; thence North 0°13'39" East 330.00 feet; thence North 89°53'45" East 40.15 feet; thence South 0°02'16" East 14.06 feet; thence South 37°43'50" East 9.78 feet; thence South 75°25'23" East 57.72 feet; thence North 89°53'45" East 252.02 feet; thence South 87°04'47" East 60.08 feet; thence North 89°53'45" East 228.42 feet to the West line of 1300 West Street; thence South 0°02'16" East 30.40 feet along said West line of 1300 West Street; thence South 89°53'45" West 278.00 feet; thence South 0°02'16" East 260.00 feet to the point of beginning.

Parcel 2A:  
TOGETHER WITH

A non-exclusive easement for ingress, egress and access over and across the following described property:

Beginning at a point on the West right of way line of 1300 West Street 333.00 feet North 0°02'16" West and 40.00 feet South 89°53'45" West from the East 1/4 Corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°53'45" West 614.27 feet; thence N 00°02'16" West 70.00; thence North 89°53'45" East 12.00 feet; thence South 00°02'16" East 14.06 feet to a point of tangency with the arc of an 8.00-foot radius curve to the left; thence Southeasterly 10.53 feet along the arc of said curve (Note: Chord for said curve bears South 37°43'50" East for a distance of 9.78 feet.); thence South 75°25'23" East 57.72 feet; thence North 89°53'45" East 252.02 feet; thence South 87°04'47" East 60.08 feet; thence North 89°53'45" East 228.42 feet to said right of way line; thence South 00°02'16" East 30.50 feet along said right of way line to the point of beginning.

Parcel 3: (27-03-278-027)

Beginning at a point which is South 89°53'45" West 684.27 feet and North 0°22'16" West 458.00 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°53'45" East 215.67 feet; thence North 0°02'16" West 400.00 feet; thence North 89°53'45" East 137.54 feet; thence North 0°02'16" West 134.60 feet; thence South 89°53'05" West 993.19 feet; thence South 0°02'12" East 267.39 feet; thence North 89°53'05" East 639.99 feet; thence South 0°02'16" East 267.14 feet to the point of beginning.

Less and Excepting:

Beginning at a point which is North 0°02'16" West, 725.27 feet along the section line and South 89°53'19" West 468.60 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake

Base and Meridian; and running thence South 89°53'19" West 855.63 feet; thence North 00°02'16" West 265.37 feet to the South line of the Twin Oaks Subdivision; thence North 89°53'05" East 993.19 feet along said South line of Twin Oaks Subdivision; thence South 00°02'16" East 132.29 feet; thence South 89°57'44" West 137.54 feet; thence South 00°02'16" East 133.33 feet to the point of beginning.

APN: 27-03-278-024-0000

APN: 27-03-278-025-0000

APN: 27-03-278-027-0000