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3/12/2021 1:10:00 PM \$40.00
Book - 11135 Pg - 5232-5233
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice To:
3401 N. Center St.
Ste. #30
Lehi, UT 84043

QUIT CLAIM DEED

ICO Multifamily Holdings, LLC, a Utah limited liability company (“Grantor”), for the sum of One Dollar (\$1.00) and other good and valuable consideration, hereby QUIT CLAIMS to **West Valley School Development II, LLC**, a Utah limited liability company (“Grantee”), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit A

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

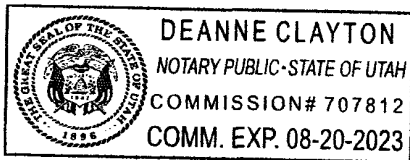
WITNESS the hand of said Grantor, this 10th day of March, 2021.

ICO Multifamily Holdings, LLC

James G. Seaberg
Name: James G. Seaberg
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2021, by JAMES G SEABERG, MANAGER of **ICO Multifamily Holdings, LLC**.



Deanne Clayton
NOTARY PUBLIC

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

EXHIBIT A

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 263.48 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 21.30 FEET SOUTH 0°04'30" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE SOUTH 69°50'29" WEST 20.05 FEET ALONG SAID NORTHERLY LINE TO A POINT OF CURVATURE; THENCE 142.02 FEET WESTERLY ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 3°58'34", AND LONG CHORD OF SOUTH 76°10'46" WEST 141.99 FEET (CENTER BEARS SOUTH 11°49'57" EAST) TO A POINT OF REVERSE CURVATURE; THENCE 30.98 FEET NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 88°45'44", AND LONG CHORD OF NORTH 61°25'39" WEST 27.98 FEET; THENCE NORTH 17°02'47" WEST 3.00 FEET TO A POINT OF CURVATURE; THENCE 30.98 FEET SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 88°45'51", AND LONG CHORD OF SOUTH 61°25'42" EAST 27.98 FEET (CENTER BEARS NORTH 72°57'13" EAST) TO A POINT OF REVERSE CURVATURE; THENCE 162.13 FEET EASTERLY ALONG THE ARC OF A 2049.50 FEET RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 04°31'57", AND LONG CHORD OF NORTH 76°27'21" EAST 162.09 FEET TO THE POINT OF BEGINNING.

CONTAINS: 515 SQUARE FEET OR 0.012 ACRES

ALSO:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PARKWAY BOULEVARD AS IT EXISTS AT A 40.0 FOOT HALF-WIDTH, BEING 394.15 FEET NORTH 89°55'30" EAST ALONG THE SECTION LINE AND 0.21 FEET NORTH 0°04'30" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE EASTERLY 158.67 FEET ALONG THE ARC OF A 2049.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 4°26'09" AND LONG CHORD OF NORTH 84°38'34" EAST 158.63 FEET TO THE WESTERLY LINE OF ROCKY MOUNTAIN POWER PROPERTY; THENCE SOUTH 5°42'28" WEST 3.04 FEET ALONG SAID WESTERLY LINE TO A POINT ON THE ARC OF A CURVE; THENCE 129.93 FEET WESTERLY ALONG THE ARC OF A 2046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 3°38'15", AND LONG CHORD OF SOUTH 85°01'44" WEST 129.91 FEET (CENTER BEARS SOUTH 03°09'08" EAST) TO SAID NORTHERLY LINE OF PARKWAY BOULEVARD; THENCE SOUTH 88°55'10" WEST 28.22 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINS: 434 SQUARE FEET OR 0.010 ACRES