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Book - 11191 Pg - 5490-5492
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

When recorded mail to (Tax Mailing Address):

Grantee
9055 S 1300 E
Salt Lake City, 84094
MTC File No. 297804

WARRANTY DEED

KMC Corporation, a Nevada corporation (Parcels 1, 2, 4, 5 and 6)

KMC Corporation (Parcel 3), GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Bermondsey Partners, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1: [22-04-405-006]

Beginning at a point South 16°01'30" East 321.79 feet and North 89° 15' 20" East 203.93 feet and South 6°42'10" East 88.94 feet and North 89° East 62.92 feet from the monument in the center of Highland Drive and 4500 South Streets and running thence South 0°00'07" West 88.17 feet; thence West 175.04 feet more or less; thence Northerly along a 3.072.36 foot radius curve to the left 48.71 feet; thence North 16°02'10" West 45.14 feet; thence South 89°25'20" East 201.16 feet more or less to the point of beginning. (Being in the Northwest quarter of the Southeast quarter Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian).

Less and excepting any and all portions lying within the legal bounds of Highland Drive.

Parcel 2: [22-04-405-007]

Beginning at a point in the center of Highland Drive, which point is South 51 rods 10 links and West 4 rods and South 89° West 31 rods and North 8° West 55 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian, running thence North 8° West 60.5 feet; thence North 89° East 241.03 feet, more or less; thence South 9°22'30" East 62.72 feet, more or less; thence South 89° West 231.5 feet, more or less, to the center of Highland Drive and the point of beginning.

Less and excepting therefrom as follows:

A part of land in fee for the widening of a highway known as Project No. 2082, being part of an entire tract of property, situate in the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

The boundaries of said parcel of land are described as follows:

Beginning at the Southwesterly corner of said entire tract, which point is 848.10 feet South and 66.00 feet (Hwy Distance 64.42 feet) West and 511.5 feet (Hwy Distance

538.12 feet) South 89° West 55.00 feet North 8° West from the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 4; thence North 8°00'00" West 60.50 feet along the Westerly boundary line of said entire tract to the Northerly boundary line of said tract; thence North 89°00'00" East 34.08 feet along the Northerly boundary line to a point 40.00 feet radially distant from the centerline of said project; thence 62.08 feet along the arc of a 3,072.36 foot radius curve to the right (chord bears South 14°25'02" East 62.10 feet) along a line concentric with said project centerline to the Southerly boundary line of said entire tract; thence South 89°28'21" West 41.12 feet along said Southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of Salt Lake County.

Parcel 3: [22-04-405-009]

Commencing South 16°01'30" East 506.07 feet and North 89° East 251.03 feet and South 9°22'30" East 62.72 feet and North 89° East 26.62 feet from a Monument in the center of Highland Drive and 4500 South Street; thence South 54.46 feet; thence South 88°47'07" West 205.24 feet, more or less; thence Northerly along a 3,072.36 foot radius curve to the right 55.97 feet; thence North 88°50'19" East 218.48 feet, more or less to the point of commencement. (Being in NW 1/4 of SE ¼, Section 4, Township 2 South, Range 1 East, Salt Lake Meridian)

Less and excepting any and all portions lying within the legal bounds of Highland Drive.

Parcel 4: [22-04-405-081]

Beginning at a point on the westerly line of Tanglewood Condominiums as recorded with the office of the Salt Lake County Recorder's Office (Book II Page 25), point being North 1999.81 and West 458.64 feet from the Southeast corner of Southwest quarter of Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said point also being South 16°02'10" East 414.37 feet along the Highland Drive monument line and North 88°59'20" East 189.79 feet from the street monument in 4500 South and Highland Drive intersection, and running thence North 06°42'50" West 5.44 feet to an existing vinyl fence; thence along said fence the following four (4) courses: (1) North 86°53'19" East 64.26 feet, (2) South 01°06'20" East 88.52 feet, (3) North 88°26'45" East 27.63 feet, (4) South 05°54'30" East 5.80 feet; thence South 88°59'20" West 30.71 feet to said westerly boundary line of said condominium; thence along said westerly line the following two (2) courses: (1) North 00°06'20" East 86.29 feet, (2) South 88°59'20" West 62.92 feet to the point of beginning.

Parcel 5: [22-04-405-083]

Beginning at a point on the westerly line of Tanglewood Condominiums as recorded with the office of the Salt Lake County Recorder's Office (Book II Page 25), point being North 1851.31 and West 334.46 feet from the Southeast corner of Southwest quarter of Southeast quarter of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian. Said point also being South 16°02' 10" East along the Highland Drive monument line 570.37 feet and North 88°59'20" East 270.87 feet from the street monument in 4500 South and Highland Drive intersection, and running thence North 88°59'20" East 5.36 feet to an existing vinyl fence; thence South 01°05'20" East 54.45

