

Accommodation Recording

After Recording Return To

Herriman 73 Partners LLC
10771 South Rippling Bay
South Jordan, UT 84009

13966295 B: 11346 P: 4642 Total Pages: 2
06/07/2022 04:59 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FNT WEST JORDAN FNTIC - 9071 S 1300 WEST STE 215 U
9071 S 1300 WEST STE 215 WEST JORDAN, UT 84088

PARCEL # 20-25-400-088

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF UTAH

SALT LAKE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) in hand paid to Saratoga 262 Partners LLC, a Utah limited liability company, residing at 10771 South Rippling Bay, South Jordan, County of Salt Lake, State of Utah (hereinafter known as the "Grantor(s)") hereby quitclaims to Herriman 73 Partners LLC, a Utah limited liability company, residing at 10771 South Rippling Bay, South Jordan, County of Salt Lake, State of Utah (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Salt Lake County, Utah, described as follows:

A parcel of land, being part of two (2) tracts of property, 126:T and 127:T, situate in the NE 1/4 SE 1/4 and SE 1/4 SE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said tract of land, which corner is 224.67 feet N.89°53'36"W. along the quarter section line and 268.31 feet S.37°20'36"E. and 1,523.14 feet South and 843.12 feet West from the East Quarter corner of said Section 25, and running thence North 1,318.05 feet along the westerly boundary line of said tract of land to the westerly right of way and limited access line of the existing highway State Route 85 (Mountain View Corridor) at a point in a 6,060.00-foot radius non-tangent curve to the right (Note: Radius bears S.63°05'21"W.), said point is 240.00 feet radially distant westerly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station


1156+65.44; thence along said westerly right of way and limited access line the following two (2) courses: (1) southerly 1,323.04 feet along the arc of said curve concentric with said control line, through a central angle of 12°30'32" (Note: Chord to said curve bears S.20°39'23"E. for a distance of 1,320.40 feet) to a point opposite engineer station 1142+90.00; thence (2) S.07°16'59"E. 83.20 feet to the southerly boundary line of said tract of land; thence West 476.34 feet along said southerly boundary line to the point of beginning.

The above described parcel of land contains 358,394 square feet in area or 8.228 acres, more or less.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

GRANTOR Saratoga 262 Partners LLC

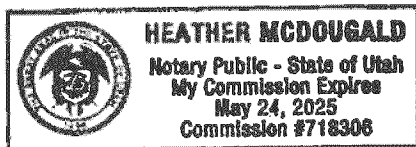

By Larry Myler, Manager 6-7-22


STATE OF UTAH)

COUNTY OF UTAH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Myler, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date indicated.

Given under my hand this 7 day of June, 2022.




Notary Public

My Commission Expires: May 24, 2025