

EXHIBIT C

SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO:

J.D. Kesler
Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111

Parcel Nos. 14-32-300-003 and 14-13-300-004 011

SPECIAL WARRANTY DEED

ANDERSON PROPERTIES, INC., a Utah corporation, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to Magna Metro Township, grantee, for the sum of Ten Dollars and other good and valuable consideration, all of Grantor's right, title, and interest in and to the property located in Salt Lake County, Utah, and is more particularly described on Exhibit 1, attached hereto and incorporated herein by this reference.

Together with all the benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way appertaining thereto, and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, mineral rights, and easements.

SUBJECT TO all easements, restrictions, rights-of-way, and other matters of record that would be disclosed by a survey or physical inspection of the property, and taxes and assessments for the year 2022 and thereafter.

This Special Warranty Deed is executed by Grantor to be effective as of _____, 2022.

[Signature Page Follows]

14036276 B: 11382 P: 6258 Total Pages: 4
10/31/2022 08:59 AM By: slang Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARSONS BEHLE & LATIMER
201 SOUTH MAIN, SUITE 1500 SALT LAKE CITY, UT 84111

EXHIBIT 1

TO SPECIAL WARRANTY DEED

Anderson Properties, INC (Area 1, as shown on Exhibit A)

A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 81°00'00" West 305.75 feet;

thence North 89°40'50" West 142.02 feet;

thence North 00°00'47" East 82.64 feet;

thence South 89°39'25" East 339.46 feet;

thence North 54°40'50" East 43.07 feet;

thence South 00°35'41" West 58.48 feet;

thence North 89°59'20" East 70.01 feet to the point of beginning.

Contains 27,297 Square Feet or 0.627 Acres.

Anderson Properties, INC (Area 2 as shown on Exhibit A)

A parcel of land situate in the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being West 444.00 feet along the Section Line and South 47.03 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°40'50" East 142.02 feet;

thence South 81°00'00" West 143.79 feet;

thence North 23.28 feet to the point of beginning.

Contains 1,653 square feet or 0.038 acres.