

WHEN RECORDED MAIL TO:
Scenic Development Group, LLC,
14572 S 790 W Unit A
Bluffdale, UT 84065

14047347 B: 11388 P: 1459 Total Pages: 2
11/29/2022 04:23 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PIONEER TITLE INSURANCE AGENCY, LC
1188 W 10400 SSOUTH JORDAN, UT 840952600

Pioneer File No. 115668A

WARRANTY DEED

Shirley Butterfield, LTD, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

Scenic Development Group, LLC,

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:

See Attached Exhibit "A"
Tax Id No's. : 33-21-226-005 and 33-22-151-001

Subject to current general property taxes.
Subject to easements, conditions, covenants and restrictions of record.

Dated this 19 day of January, 2022 .

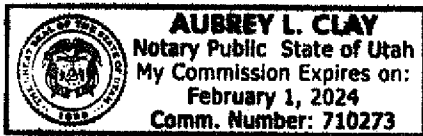
Shirley Butterfield, LTD,

By: Jay N. Butterfield
Jay N. Butterfield, Partner

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

On this 19th day of January, 2022, before me, Aubrey L. Clay, a notary public, personally appeared Jay N. Butterfield, Partner of Shirley Butterfield, LTD, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged (they/he/she) executed the same.

Witness my hand and official seal.



Aubrey L. Clay
NOTARY PUBLIC

EXHIBIT "A"

Commencing at the Section Corner common with Sections 15, 22, 21, and 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South $00^{\circ}29'04''$ West along the line common with Section 21 and 22, a distance of 317.79 feet, thence West a distance of 1,035.00 feet to a point on the Southerly sideline of Porter Rockwell Boulevard, (Width Varies), and the Northwest Corner of Lot 2 of Rockwell Landing - Phase 1 Subdivision recorded as Entry No. 12347456, in Book 2016P at Page 199, of Official Records, and the point of beginning for this description; thence along the Southwesterly sideline of said Porter Rockwell Landing - Phase 1 Subdivision the following twelve (12) courses: (1) South $42^{\circ}30'33''$ East a distance of 287.07 feet, (2) North $47^{\circ}29'27''$ East a distance of 22.50 feet, (3) South $42^{\circ}30'33''$ East a distance of 130.66 feet, (4) North $70^{\circ}07'11''$ East a distance of 180.63 feet, (5) South $33^{\circ}26'03''$ East a distance of 156.42 feet, (6) South $56^{\circ}57'21''$ East a distance of 280.02 feet, (7) South $35^{\circ}32'55''$ East a distance of 171.65 feet, (8) South $53^{\circ}14'39''$ East a distance of 153.88 feet, (9) South $12^{\circ}12'27''$ East a distance of 100.17 feet, (10) South $43^{\circ}46'40''$ East a distance of 205.13 feet, (11) North $76^{\circ}52'16''$ East a distance of 136.75 feet, (12) along the arc of a non-tangent curve to the Left, having a radius of 55.50 feet, through a central angle of $38^{\circ}21'16''$, the center of which bears North $26^{\circ}22'15''$ East a distance of 37.15 feet (Chord bears South $82^{\circ}48'23''$ East a distance of 36.46 feet, thence South $44^{\circ}21'14''$ West a distance of 77.46 feet, thence South $75^{\circ}32'36''$ West a distance of 273.89 feet to the Section Line common with Sections 21 and 22, thence North $00^{\circ}29'04''$ East along said Section Line a distance of 58.71 feet to the East North Sixteenth Corner of Section 21, thence North $89^{\circ}35'10''$ West along the Southerly Line of Government Lot 1 a distance of 235.28 feet to the Northeasterly sideline of the proposed Mountain View Corridor known as UDOT Project No. MP-0182(6) (width varies) thence North $39^{\circ}24'07''$ West along said proposed corridor a distance of 847.88 feet, thence North $47^{\circ}41'07''$ West continuing along said proposed corridor, a distance of 473.16 feet to the Southerly sideline of said Porter Rockwell Boulevard, thence along said Southerly sideline along the arc of a non-tangent curve to the Right, having a radius of 1,420.00 feet, the center of which bears South $31^{\circ}59'16''$ East through a central angle of $04^{\circ}30'43''$ a distance of 111.82 feet (chord bears North $60^{\circ}16'05''$ East a distance of 111.79 feet to the point of beginning.