

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Arcadia SP, Inc  
PO Box 710  
Draper, UT 84020

File Number: UT-98334-MU  
Parcel ID: 20-02-300-035-0000

**14084475 B: 11407 P: 5955 Total Pages: 5**  
**03/21/2023 12:13 PM By: ctafoya Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: EAGLE GATE TITLE INSURANCE AGENCY, INC.  
59 W UNIVERSITY PKWYOREM, UT 84058

## Warranty Deed

**BANK OF UTAH, AS CLASS I TRUSTEE, OF THE IRREVOCABLE  
JACK W. KUNKLER TRUST A, SHARE B, DATED JUNE 20, 1983,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Arcadia SP, Inc,**

Grantee, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah, to-wit

**SEE ATTACHED EXHIBIT A**

**APN: 20-02-300-035-0000**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS, the hand of said grantor, this 20<sup>th</sup> day of March, 2023

Bank of Utah, as Class I Trustee, of The Irrevocable Jack W. Kunkler Trust A,  
Share B, dated June 20, 1983

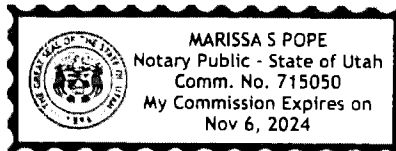
By: Randy R. Hahn  
Randy R. Hahn, VP Personal Trust Manager

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 20<sup>th</sup> day of March, 2023, before me Marissa Pope, a  
notary public, personally appeared Randy R. Hahn, VP Personal Trust Manager  
of Bank of Utah, as Class I Trustee, of The Irrevocable Jack W. Kunkler Trust A,  
Share B, dated June 20, 1983, proved on the basis of satisfactory evidence to be  
the person(s) whose name(s) is/are subscribed to this instrument, and  
acknowledged he/she/they executed the same.

Witness my hand and official seal

Marissa Pope  
Notary Public



## Exhibit "A": Legal Description

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°50'20" WEST 2658.20 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 2; THENCE NORTH 00°08'50" WEST 325.93 FEET TO THE CENTER LINE OF A SPUR TRACK OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY; THENCE ALONG THE CENTER LINE OF SAID TRACKS THE FOLLOWING NINE (9) COURSES: (1) NORTH 89°33'06" EAST 184.51 FEET; (2) NORTH 82°54'10" EAST 180.84 FEET; (3) NORTH 84°14'52" EAST 189.78 FEET; (4) NORTH 85°42'20" EAST 194.62 FEET; (5) NORTH 87°07'27" EAST 184.28 FEET; (6) NORTH 88°32'21" EAST 187.69 FEET; (7) NORTH 89°58'49" EAST 192.87 FEET; (8) SOUTH 88°26'40" EAST 233.62 FEET; (9) SOUTH 87°17'25" EAST 1116.49 FEET; THENCE SOUTH 00°08'20" EAST 356.47 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONTAINED WITHIN THE LINES OF THE DENVER & RIO GRANDE WESTERN RAILROAD CO., RIGHT-OF-WAY, BEING THE NORTHERLY 25 FEET THEREOF.

LESS AND EXCEPTING ANY PORTIONS LYING WITHIN TAX PARCEL NUMBER 20-02-300-021 AND 20-02-300-006.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN 6000 WEST STREET.

ALSO KNOWN ON COUNTY RECORDS AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 335 FEET, MORE OR LESS; WESTERLY 2640 FEET, MORE OR LESS; SOUTHERLY 310 FEET, MORE OR LESS; EASTERLY 2640 FEET, MORE OR LESS TO THE POINT OF BEGINNING. LESS & EXCEPTING, BEGINNING NORTH 00°08'24" WEST 331.34 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°16'18" EAST 36.05 FEET; SOUTH 00°08'24" EAST 11.60 FEET; SOUTHEASTERLY 133.26 FEET ALONG A 134 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS 28°37'47" EAST 127.84 FEET); SOUTHEASTERLY 187.99 FEET ALONG A 206 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 30°58'32" EAST 181.54 FEET); SOUTH 48°44'37" EAST 16.06 FEET; NORTH 89°50'09" EAST 13.03 FEET; SOUTH 00°09'59" EAST 6.00 FEET; SOUTH 89°50'09" WEST 109.74 FEET; NORTH 41°23'09" EAST 22.99 FEET; NORTHWESTERLY 118.80 FEET ALONG A 137 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 32°16'39" WEST 151.11 FEET); NORTHWESTERLY 201.88 FEET ALONG A 203 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28°37'47" WEST 193.66 FEET); NORTH 00°08'24" WEST 15.06 FEET; SOUTH 87°16'18" EAST 33.04 FEET TO

BEGINNING.

BEGINNING WEST 1925 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 746 FEET MORE OR LESS; NORTH 1320 FEET MORE OR LESS; EAST 746 FEET MORE OR LESS; SOUTH 0°01' EAST 1320 FEET TO BEGINNING.

LESS AND EXCEPING, BEGINNING NORTH 00°08'24" WEST 503.38 FEET AND NORTH 89°15'36" EAST 31 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SOUTHEASTERLY ALONG A 270 FOOT RADIUS CURVE TO THE RIGHT 94.571 FEET; SOUTHEASTERLY ALONG A 330 FOOT RADIUS CURVE TO THE LEFT 99.207 FEET; SOUTH 87°17'46" EAST 515.111 FEET; NORTH 00°01'00" WEST 60.68 FEET; NORTH 87°17'46" WEST 512.26 FEET; NORTHWESTERLY ALONG A 270 FOOT RADIUS CURVE TO THE RIGHT 81.169 FEET; NORTHWESTERLY ALONG A 330 FOOT RADIUS CURVE TO THE LEFT 115.587 FEET TO THE EAST RIGHT OF WAY LINE OF 6000 WEST STREET; SOUTH 00°08'24" EAST 60 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING, BEGINNING AT THE SOUTH CORNER OF LOT 38, VISTAS AT WESTRIDGE NO. 2; NROTH 89°50'53" EAST 56 FEET; SOUTH 0°08'24" EAST 99.54 FEET; NORTH 89°50'53" EAST 197.67 FEET; SOUTH 0°01'09" EAST 56 FEET; SOUTH 89°50'53" WEST 253.55 FEET; NORTH 0°08'24" WEST 155.54 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING, BEGINNING SOUTH 89°50'20" WEST 1925 FEET AND NORTH 00°01'00" WEST 877.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; NORTH 52°32'27" WEST 356.28 FEET; NORTHWESTERLY ALONG A 330.15 FOOT RADIUS CURVE TO THE LEFT 215.43 FEET; NORTH 89°55'37" WEST 207.38 FEET; SOUTHWESTERLY ALONG A 15 FOOT RADIUS CURVE TO THE LEFT 23.62 FEET; NORTH 00°08'24" WEST 96 FEET; SOUTHEASTERLY ALONG A 15 FOOT RADIUS CURVE TO THE LEFT 23.51 FEET; SOUTH 89°55'37" EAST 207.74 FEE; SOUTHEASTELRY ALONG A 396.15 FOOT RADIUS CURVE TO THE RIGHT 258.49 FEET; SOUTH 52°32'27" EAST 305.72 FEET; SOUTH 00°01'00" EAST 83.16 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING, BEGINNING NORTH 00°08'24' WEST 31.34 FEET FROM THE SOUTH 1/4 CORNER, SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SOUTH 87°16'18" EAST 36.05 FEET; SOUTH 00°08'24" EAST 11.60 FEET; SOUTHEASTERLY 133.26 FEET ALONG A 134 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS 28°37'47" EAST 127.84 FEE); SOUTHEASTERLY 187.99 FEET ALONG A 206 FOOT RADIUS CRUVE TO THE RIGHT (CHORD BEARS SOUTH 30°58'32" EAST 181.54 FEET); SOUTH 48°44'37" EEAST 16.06 FEET; NORTH 89°50'09" EAST 13.03 FEET; SOUTH 00°09'51" EAST 6.00 FEET; SOUTH 89°50'09" WEST 109.74 FEET; NORTH 41°23'09" EAST 22.99 FEET; NORTHWESTERLY 118.80 FEET ALONG A 137 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 32°16'39" WEST 151.11 FEET); NORTHWESTERLY 201.88 FEET ALONG A 203 FOOT RADIUS CURVE TO RIGHT (CHORD BEARS NORTH 28°37'47" WEST 193.66 FEET); NORTH 00°08'24" WEST 15.06 FEET; SOUTH 87°16'18" EAST 33.04 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING, BEGINNING NORTH 00°08'24" WEST 331.34 FEET FROM THE SOUTH 1.4 CORNER SECTION 2, TOWNSHIP 2 SOUTH, RAGNE 2 WEST,

SALT LAKE BASE AND MERIDIAN; SOUTH 87°16'18" EAST 36.05 FEET; SOUTH 00°08'24" EAST 11.60 FEET; SOUTHEASTERLY 133.26 FEET ALONG A 134 FOOT RADIUS CURVE TO THE LEFT ( CHORD BEARS 28°37'47" EAST 127.84 FEET); SOUTHEASTERLY 187.99 FEET ALONG A 206 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 30°58'32" EAST 181.54 FEET); SOUTH 48°44'37" EST 16.06 FEET; NORTH 89°50'09" EAST 13.03 FEET; SOUTH 00°09'59" EAST 6.00 FEET; SOUTH 89°50'09" WEST 109.74 FEET; NORTH 41°23'09" EAST 22.99 FEET; NORTHWESTERLY 118.80 FEET ALONG A 137 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 32°16'39" WEST 151.11 FEET); NORTHWESTERLY 201.88 FEET ALONG A 203 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28°37'47" WEST 193.66 FEET); NORTH 00°08'24" WEST 15.06 FEET; SOUTH 87°16'18" EAST 33.04 FEET TO BEGINNING.  
LESS STREETS.

**APN(S): 20-02-300-035-0000**