

COURTESY RECORDING

No assurances are given by the company either
Express or implied for accuracy or content.

14194437 B: 11466 P: 3997 Total Pages: 5
01/16/2024 11:52 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

WHEN RECORDED, MAIL TO GRANTEE:

118th Studio Business Park, LLC
14034 South 145 East, Ste. 204
Draper, UT 84020

A.P.N.(s): 26-25-200-057; 26-25-201-009 (portion)
26-25-201-012; and 26-25-201-007 (portion)

QUIT CLAIM DEED

SUNRISE 3, LLC and **SUNRISE 118 CONVENIENCE, LLC**, a Utah limited liability company, as their interests may appear (collectively, the “Grantor”), for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby **QUIT CLAIMS** to **118TH STUDIO BUSINESS PARK, LLC**, a Utah limited liability company (the “Grantee”), the real property located in Salt Lake County, State of Utah, and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated by reference herein

SUBJECT TO any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed this 11th day of January, 2024.

GRANTOR:

SUNRISE 3, LLC

By: SUNRISE 3 MANAGERS, LLC,
a Utah limited liability company,
its Manager

By: _____

Name: Nate Shipp

Title: Manager

SUNRISE 118 CONVENIENCE, LLC,
a Utah limited liability company

By: SUNRISE 3 MANAGERS, LLC,
a Utah limited liability company,
its Manager

By: _____

Name: Nate Shipp

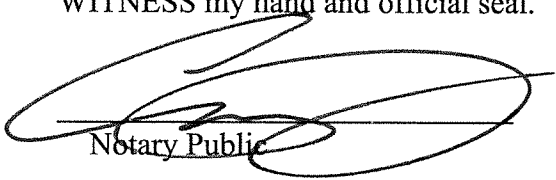
Title: Manager

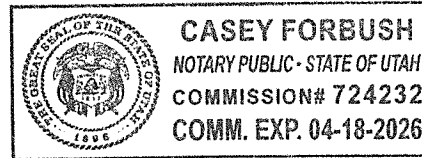
[Acknowledgment Page Follows]

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

The foregoing instrument was acknowledged before me this 11th day of January, 2024, by Nate Shipp, the Manager of SUNRISE 3 MANAGERS, LLC, a Utah limited liability company, the Manager of SUNRISE 3, LLC, on behalf of said limited liability company.

WITNESS my hand and official seal.


Notary Public

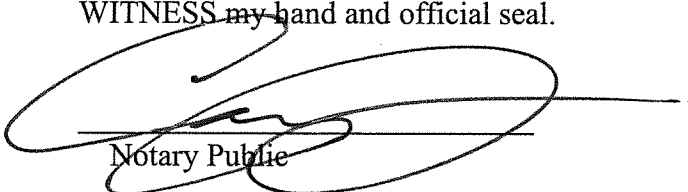


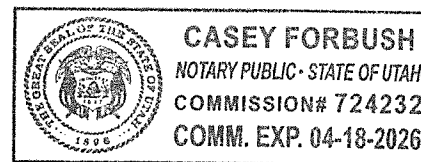
(Seal)

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

The foregoing instrument was acknowledged before me this 11th day of January, 2024, by Nate Shipp, the Manager of SUNRISE 3 MANAGERS, LLC, a Utah limited liability company, the Manager SUNRISE 118 CONVENIENCE, LLC, a Utah limited liability company, on behalf of said limited liability company.

WITNESS my hand and official seal.


Notary Public



(Seal)

**LEGAL DESCRIPTION
PREPARED FOR
DAI-MVC COMMERCIAL REMAINDER PARCEL EXHIBIT
HERRIMAN CITY, UTAH**

January 4, 2024
21-0042
RM

BOUNDARY DESCRIPTION

A parcel of land being part of two (2) parcels as identified by Salt Lake County Tax Id 26-25-200-057 and 26-25-201-012, situate in the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follow:

Beginning at a point located along the southerly right-of-way line of 11800 SOUTH STREET, said point being S89°39'15"E 809.28 feet along the Section line and S00°20'45"W 139.86 feet from the North Quarter Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along said right-of-way line along the arc of a curve to the right with a radius of 1,045.89 feet a distance of 49.30 feet through a central angle of 02°42'03" Chord: N65°39'27"E 49.30 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 27.50 feet (radius bears: S75°31'29"E) a distance of 24.70 feet through a central angle of 51°27'22" Chord: S11°15'10"E 23.88 feet; thence S36°58'51"E 72.39 feet; thence S43°32'14"E 38.78 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 271.25 feet (radius bears: N51°34'37"E) a distance of 77.04 feet through a central angle of 16°16'21" Chord: S46°33'33"E 76.78 feet; thence N53°01'33"E 13.33 feet; thence East 301.06 feet; thence N00°20'14"E 211.23 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 18.08 feet through a central angle of 69°03'30" Chord: N34°11'31"W 17.00 feet to the southerly line of said 11800 SOUTH STREET; thence along said right-of-way line S89°45'39"E 51.21 feet to the westerly boundary of Copper Creek Estates Phase 1 according to the official plat thereof recorded November 5, 1997 as Entry No. 6783129 in Book 97-11P at Page 343 in the Salt Lake County Recorder's Office; thence along said plat S00°20'45"W 1,118.64 feet; thence N37°38'41"W 109.42 feet; thence N63°01'15"W 31.00 feet; thence N36°52'20"W 779.40 feet; thence N53°00'50"E 204.32 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 27.50 feet (radius bears: N36°50'55"W) a distance of 22.19 feet through a central angle of 46°14'20" Chord: N30°01'55"E 21.60 feet; thence along a line non-tangent to said curve, N43°33'20"W, a distance of 106.56 feet; thence N36°58'51"W 85.75 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 6.31 feet through a central angle of 24°06'03" Chord: N49°01'52"W 6.26 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 5,195.60 feet (radius bears: N64°23'12"E) a distance of 12.95 feet through a central angle of 00°08'34" Chord: N25°32'30"W 12.95 feet to the point of beginning.

Contains: 7.01 acres+/-

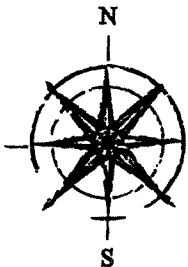
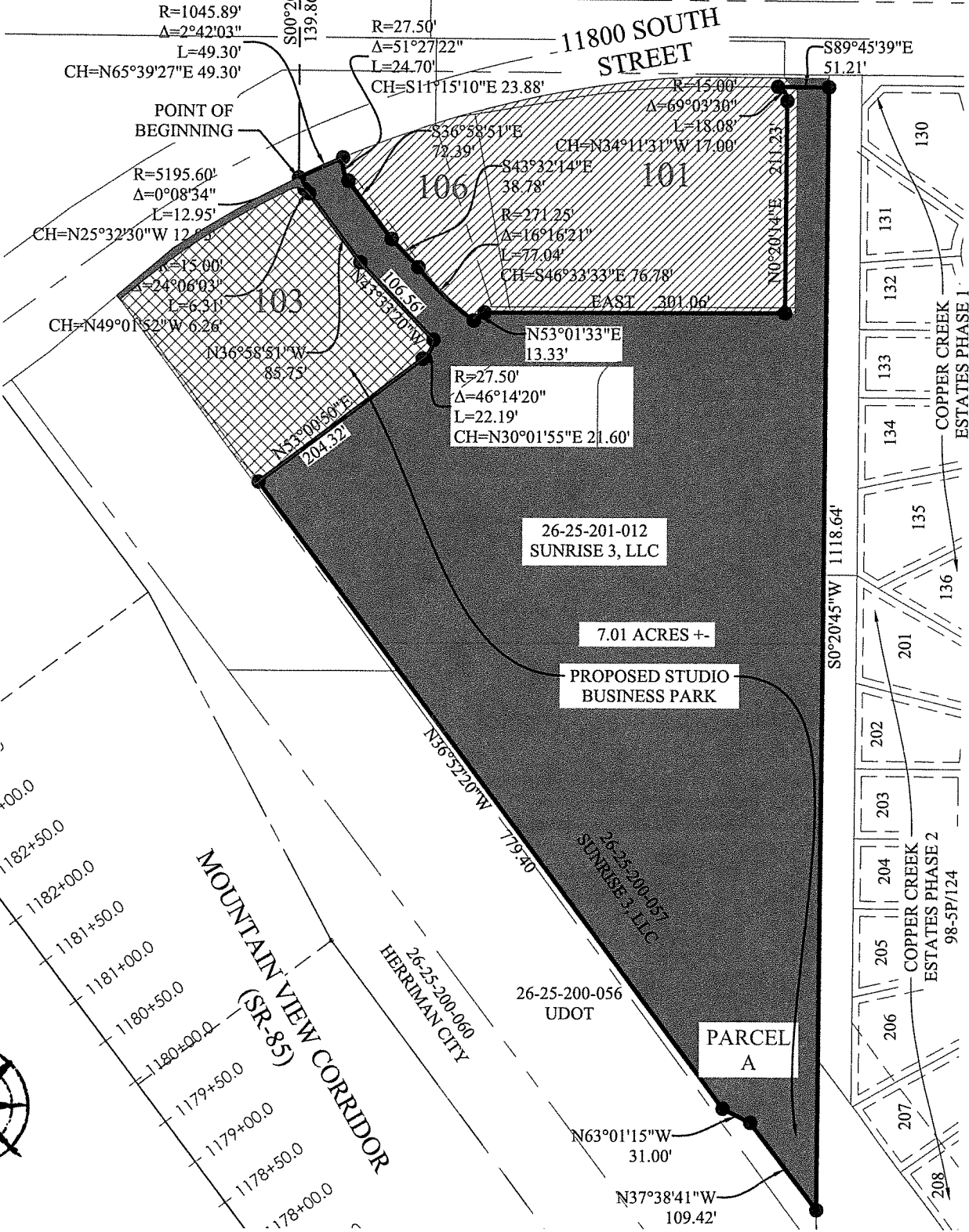
24
25

(ARP: S89°55'17"E 2,677.83')
BASIS OF BEARING: S89°39'15"E (SECTION LINE) MEASURED: 2,677.92'
809.28' (TIE)

24 19
25 30

NORTH 1/4 CORNER OF SECTION 25, T3S, R2W, SLB&M STANDARD 2.5" MONUMENT (FOUND)

NORTHEAST CORNER OF SECTION 25, T3S, R2W, SLB&M STANDARD 2.5" MONUMENT (FOUND)



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

MVC COMMERCIAL BOUNDARY EXHIBIT

Date Created:	01/04/24
Scale:	N.T.S
Drawn:	RM
Job:	21-0042
Sheet:	

1 OF 1