

14199937 B: 11469 P: 3004 Total Pages: 3  
01/31/2024 03:00 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Henry Walker Development, LLC, a Utah limited liability company  
1216 W. Legacy Crossing Blvd, Ste 300  
Centerville 84014



File No.: 175295-MMZ

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## SPECIAL WARRANTY DEED

**Henry Walker Land, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Centerville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Henry Walker Development, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Centerville, State of

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

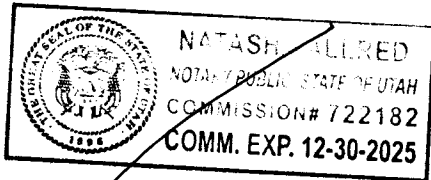
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 22-03-334-022 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


*[Signature on following page]*

Dated this 31st day of January, 2024.



Henry Walker Land, LLC  
Its: Manager

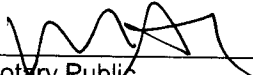
By: J. Fisher Companies, LLC  
Its: Manager

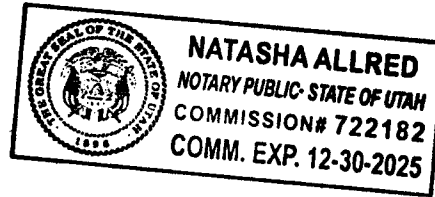
By:   
Owen Fisher, Managing Partner

STATE OF UTAH

COUNTY OF DAVIS

On the 31 day of January, 2024, personally appeared before me Owen Fisher, who acknowledged himself to be the Managing Partner of J. Fisher Companies, LLC which is Manager of Henry Walker Land, LLC, a Utah limited liability company, and that he, as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at the Northwest corner of the Village Professional Building Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book 80-2 at Page 41 and being on the South line of 4500 South Street (106.00 foot right of way), said point being North 89°38'30" West 977.90 feet along the monument line of 4500 South Street and South 00°02'12" West 53.00 feet from a street monument found at the intersection of 4500 South Street and 2300 East Street, said street monument being South 00°07'08" East (South 00°07'30" East, Deed) 253.18 feet (253.09 feet, Deed) from the center of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°02'12" West 282.98 feet along the West line of said Village Professional Building Condominium Plat to the North line of Carriage Lane Apartments Homes Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book CC at Page 34; thence South 86°22'00" West 55.66 feet along the North line to a Northwest corner of said Carriage Lane Apartments Homes Condominium Plat; thence South 19°21'00" East 64.00 feet along the West line to an interior corner of said Carriage Lane Apartments Homes Condominium Plat; thence South 89°02'00" West 259.42 feet along the North line to the Northwest corner of said Carriage Lane Apartments Homes Condominium Plat and being on the East line of Holladay Boulevard (66.00 foot right of way); thence North 39°05'23" West 50.12 feet along the East line of said Holladay Boulevard; thence Northwesterly 134.74 feet along the arc of a 300.44 foot radius curve to the right (center bears North 50°54'37" East and the long chord bears North 26°14'31" West 133.61 feet with a central angle of 25°41'45") along the East line of said Holladay Boulevard; thence North 68°43'00" East 171.64 feet to and along the South line to the Southeast corner of the Twin Peaks Medical Plaza Condominium Plat as found and on file at the Salt Lake County Recorder's office in Book 88-12 at Page 122; thence North 00°21'30" West 131.63 feet along the East line to the Northeast corner of said Twin Peaks Medical Plaza Condominium Plat and being on the South line of 4500 South Street; thence South 89°38'30" East 225.48 feet along the South line of said 4500 South Street to the point of beginning.

PARCEL 1A:

A non-exclusive right of way and easement for vehicular and pedestrian ingress and egress, but not parking, as described in that certain Easement Agreement recorded March 25, 2021 as Entry No. 13610180 in Book 11143 at Page 8876, being more particularly described as follows:

Beginning at a point which is on Southern line of 4500 South right of way, and the Northeast corner of Parcel No. 22-03-334-022, said point being North 89°38'30" West 977.90 feet, and South 00°02'12" West 53.00 feet from the found centerline street monument at 4500 South and 2300 East, and running thence South 89°38'30" East 11.83 feet along the said Southern right of way line; thence South 00°21'30" West 23.39 feet; thence South 08°43'48" East 80.74 feet; thence South 00°02'12" West 156.72 feet; thence North 89°57'48" West 24.00 feet to a point on the Western line of said parcel; thence along said Western parcel line North 00°02'12" East 259.97 feet to the point of beginning, and the said northeastern corner of parcel and Southern right of way line, located in the Southwest quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Meridian.