

WHEN RECORDED RETURN TO:
West Valley City Recorder
3600 S. Constitution Blvd.
West Valley City, Utah 84119

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST VALLEY CITY
3600 CONSTITUTION BLVDWVC, UT 841193720



Space above for County Recorder's use
Portion of PARCEL I.D. #20-02-478-001

WARRANTY DEED

West Valley School Development II, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants to WEST VALLEY CITY, a municipal corporation of the State of Utah, located at 3600 Constitution Blvd., West Valley City, Utah 84119, GRANTEE, for the sum of \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a strip of land in fee for road purposes, located at **4590 South 5600 West**, in West Valley City, Salt Lake County, State of Utah. The boundaries of said parcel of land conveyed by this Warranty Deed are described as follows:

A 1.00-FOOT-WIDE ROADWAY DEDICATION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, CAPE COD ESTATES PHASE 1 SUBDIVISION, SAID POINT ALSO BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET, LOCATED SOUTH 0°07'46" EAST 1320.30 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 2, AND WEST 53.00 FEET, FROM THE FOUND SALT LAKE COUNTY MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 2; RUNNING THENCE SOUTH 0°07'46" EAST 802.70 FEET ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET TO THE NORTH LINE OF QUESTAR GAS COMPANY PARCEL NUMBER 20-02-477-005; THENCE SOUTH 89°52'14" WEST 1.00 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE NORTH 0°07'46" WEST 802.70 FEET PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF 5600 WEST STREET TO THE SOUTH LINE OF SAID CAPE COD ESTATES PHASE 1 SUBDIVISION; THENCE NORTH 89°51'35" EAST 1.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 803 SQUARE FEET AND 0.018 ACRES MORE OR LESS

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants, and taxes and assessments of record or apparent or enforceable in law or equity.

