



14288596 B: 11518 P: 3998 Total Pages: 5  
09/16/2024 01:38 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (COMMERCIAL)  
299 S MAIN STSALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:  
One Eleven Development, LLC, a Utah limited liability company  
14034 S 145 E., Ste 204  
Draper, UT 84020  
File Number: 2484353HM

## WARRANTY DEED

**Staker & Parson Companies, a Utah corporation, as successor by merger to  
Staker Paving & Construction Co., Inc., a Utah corporation**

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

**One Eleven Development, LLC, a Utah limited liability company,**

GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit


See Exhibit A

TAX ID NUMBER FOR PROPERTY: 20-27-200-002 and 20-27-200-004

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.

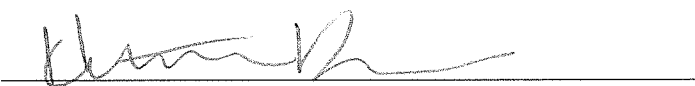
Effective as of this 11<sup>th</sup> day of September, 2024

Staker & Parson Companies, a Utah corporation, as  
successor by merger to  
Staker Paving & Construction Co., Inc., a Utah  
corporation

  
By: Travis Canfield  
Its: Vice-President

STATE OF UTAH  
COUNTY OF SL

On this 11 day of September, 2024, personally before me appeared Travis Canfield, who proven on the basis of satisfactory evidence is the Vice-President of Staker & Parson Companies, a Utah corporation, as successor by merger to Staker Paving & Construction Co., Inc., a Utah corporation, and that said document was signed by him/her on behalf of said Corporation by authority of its articles of incorporation and/or bylaws, and acknowledged to me that said corporation executed the same.

  
Notary Public  
Commission Expires: 12-28-2027

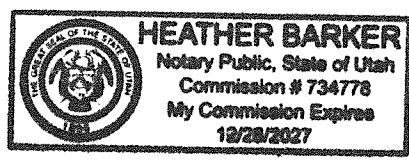


EXHIBIT A

Parcel 1: (20-27-200-002)

Beginning at a point which is South 89°59'58" East 1259.03 feet along the Section line from the North 1/4 corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base & Meridian, running thence Southwesterly 255.75 feet on a 2775.37 foot radius curve to the right to a point of tangency, thence South 19°43'20" West 750.00 feet, thence South 70°16'40" East 27.5 feet, thence South 19°43'20" West 1180.89 feet, more or less, to the Northwest line of an existing Railroad R/W, thence North 33°08'20" East 538.72 feet along said R/W, thence North 19°43'20" East 656.87 feet, thence South 70°16'40" East 27.5 feet, thence North 19°43'20" East 750.00 feet, thence Northeasterly 318.60 feet on a 2955.37 foot radius curve to the left to a point on the North line of Section 27, thence North 89°59'58" West 185.50 feet along said line to the point of beginning.

**AS SURVEY DESCRIPTION (STAKER WEST 20-27-200-002)**

A part of the Northeast 1/4 of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on a westerly right-of-way line of a Kennecott Railroad easement as established by Order of Condemnation, recorded October 25, 1966 as Entry No. 2176191 in Book 2503 at Page 395 in the Salt Lake County Recorder's Office, said point being along the Section Line S89°59'58"E 1259.03 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence along the Section Line S89°59'58"E 183.66 feet to the easterly right-of-way line of said Kennecott Railroad easement, the location of said easterly right-of-way being established by found Kennecott right-of-way monuments; thence along said right-of-way line the following four (4) courses: (1) Southerly along the arc of a non-tangent curve to the right having a radius of 2,955.37 feet (radius bears: N76°13'41"W) a distance of 316.97 feet through a central angle of 06°08'43" Chord: S16°50'40"W 316.82 feet; thence (2) S19°55'01"W 750.00 feet; thence (3) N70°04'59"W 27.50 feet to a found Kennecott right-of-way Monument #23; thence (4) S19°55'01"W 704.60 feet to a westerly right-of-way line of a Kennecott Railroad easement as described by Right of Way Deed, recorded July 5, 1946 as Entry No. 1047437 in Book 483 at Page 421 in the Salt Lake County Recorder's Office, the location of said right-of-way being established by found Kennecott right-of-way monuments; thence along said westerly right-of-way S33°12'41"W 501.89 feet to a westerly right-of-way line of a Kennecott Railroad easement as established by Order of Condemnation, recorded October 25, 1966 as Entry No. 2176191 in Book 2503 at Page 395 in the Salt Lake County Recorder's Office; thence along said right-of-way line the following four (4) courses: (1) N19°43'20"E 1,191.60 feet; thence (2) N70°16'40"W 27.50 feet; thence (3) N19°43'20"E 750.00 feet; thence (4) along the arc of a curve to the left with a radius of 2,775.38 feet a distance of 255.75 feet through a central angle of 05°16'47" Chord: N17°04'56"E 255.66 feet to the point of beginning.

Parcel 2: (20-27-200-004)

The Northeast Quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base & Meridian.

LESS AND EXCEPTING therefrom all that portion conveyed in that certain Right Of Way Deed recorded November 17, 1943, as Entry No. 964003 in Book 363 at Page 345, and being more particularly described as follows:

Right of way for highway known as FAS Project No. 228 across the grantors land in the NE1/4NE1/4 of Section 27, T. 2 S., R. 2 W., S.L.M. Said right of way is a parcel of land 125 ft. wide, 75 ft. on the westerly side and 50 ft. on the easterly side of the center line of survey of said project, the boundaries of which are described as follows:

Beginning at the intersection of the westerly right of way line of said highway and the west boundary line of the NW1/4NE1/4 of Section 27, which point is also 62. ft. 0°15'10" E., along said west boundary line from the north 1/4 corner of said Section 27, said point being also 75 ft. perpendicularly distant westerly from the center line of survey of said project; thence S. 0°15'10"W., 919.7 ft., along said west boundary line to a point on the easterly right of way line of said highway, said point being also 50 ft. perpendicularly distant easterly from said center line of survey; thence N. 7°33'30"E., 995 ft., more or less, along said easterly right of way line to the north boundary line of Section 27; thence westerly 126 ft., more or less, along said north boundary line to the westerly right of way line of said highway; thence S. 7°33'30"W., 69.9 ft., along said westerly right of way line to the point of beginning, as

shown on the official map of said project on file in the office of the State Road Commission of Utah.

ALSO, LESS AND EXCEPTING therefrom all those portions contained in that certain Second and Final Order of Condemnation recorded October 25, 1966, as Entry No. 2176191 in Book 2503 at Page 395, and being more particularly described as follows:

Beginning at a point which is South 89°59'58" East 1259.03 feet along the Section line from the North 1/4 corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base & Meridian, running thence Southwesterly 255.75 feet on a 2775.37 foot radius curve to the right to a point of tangency, thence South 19°43'20" West 750.00 feet, thence South 70°16'40" East 27.5 feet, thence South 19°43'20" West 1180.89 feet, more or less, to the Northwest line of an existing Railroad R/W, thence North 33°08'20" East 538.72 feet along said R/W, thence North 19°43'20" East 656.87 feet, thence South 70°16'40" East 27.5 feet, thence North 19°43'20" East 750.00 feet, thence Northeasterly 318.60 feet on a 2955.37 foot radius curve to the left to a point on the North line of Section 27, thence North 89°59'58" West 185.50 feet along said line to the point of beginning.

ALSO, LESS AND EXCEPTING therefrom all those parcels conveyed by that certain Warranty Deed recorded August 23, 1978, as Entry No. 3157525 in Book 4727 at Page 1044, and being more particularly described as follows:

Part of the Northeast quarter of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at a point South 89°59'11" West from the Northeast corner of Section 27, 700.02 feet along the North line of Section 27, Township 2 South, Range 2 West, and running thence South 33°01'00" West 1924.5 feet; thence North 56°59'00" West 12.5 feet; thence South 33°01'00" West 69.5 feet; thence North 19°43'20" East 704.6 feet; thence South 70°16'40" East 27.5 feet; thence North 19°43'20" East 750.0 feet; thence Northeasterly 318.6 feet on a 2,955.37 foot radius curve to the left to a point on the North line of Section 27; thence North 89°59'11" East 489.1 feet to the point of beginning.

AND,

BEGINNING at the Northeast corner of Section 27, Township 2 South, Range 2 West, and running thence South 0°27'56" East 359.6 feet; thence South 63°26'10" West 1353.8 feet; thence North 33°01'00" East 1150.7 feet; thence North 89°59'11" East 581.0 feet to the point of beginning.

ALSO, LESS AND EXCEPTING therefrom all those portions conveyed by that certain Quit-Claim Deed recorded April 22, 1986, as Entry No. 4233570 in Book 5758 at Page 1413, and being more particularly described as follows:

Beginning at a point which is South 00°27'56" East, along the Section Line, 359.60 feet from the Northeast corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and South 63°26'10" West 1353.80 feet to the Easterly line of Kennecott Copper Corporation Railroad Right-of-Way and South 33°01'00" West along said right-of-way 824.29 feet to the true Point of Beginning, and running thence South 33°01'00" West along the said railroad right-of-way 13.71 feet thence South 56°59'00" East 12.50 feet; thence North 33°01'00" East 13.71 feet thence North 56°59'00" West 12.50 feet to the Point of Beginning.

ALSO, LESS AND EXCEPTING therefrom all those portions conveyed by that certain Warranty Deed recorded April 22, 1986, as Entry No. 4233571 in Book 5758 at Page 1415, and being more particularly described as follows:

Beginning at a point S 00°27'56" E, along the Section Line, 359.60 feet from the Northeast corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; and running thence S 63°26'10" W 1353.60 feet to the Easterly line of Kennecott Copper Corporation Railroad Right-of-Way; thence S 33°01'00" W along said Right-of-Way 824.29 feet; thence S 56°59'00" E 12.50 feet; thence S 33°01'00" W 1160.6 feet, more or less to the South line of the Northeast quarter of said Section 27; thence N 89°56'39" E 2300.86 feet to the East quarter corner of said Section 27; thence N 00°27'56" W 2275.08 feet to the point of beginning.

ALSO, LESS AND EXCEPTING therefrom all that portion conveyed by that certain Warranty Deed recorded June 29, 1999, as Entry No. 7399216 in Book 8290 at Page 1363, and being more particularly described as follows:

Beginning at the North Quarter corner of Section 27, Township 2 South, Range 2 West, Salt Lake Meridian; thence South 0°07'15" East along the Quarter section line 2,637.98 feet, more or less to the center of the said section; thence North 89°57'25" East 219.78 feet; more or less; thence North 33°01' East 633.58 feet, more or less; thence North 19°43'20" East 1180.89 feet, more or less; thence North 70°16'40" West 27.5 feet; thence North 19°43'20" East 750 feet; thence Northerly along a curve to the left 255.75 feet to the North section line of the said section; thence North 89°59'58" West 1,259.03 feet along the said section line to the point of beginning.

ALSO, LESS AND EXCEPTING therefrom all that portion conveyed by that certain Special Warranty Deed recorded March 31, 2023, as Entry No. 14088341 in Book 11409 at Page 8151, and being more particularly described as follows:

Beginning at the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 89°58'53" East between said North Quarter Corner and the Northeast Corner of said Section 27) and running thence along the North Line of the Northeast Quarter of said Section 27 North 89°58'53" East 9.09 feet to the West Right-of-Way Line of State Road 111 (Bacchus Highway); thence along said State Road 111 South 08°02'22" West 64.13 feet to the West Line of said Northeast Quarter of said Section 27; thence along said West Line North 00°06'38" West 63.50 feet to the point of beginning.

#### **AS SURVEY DESCRIPTION (STAKER EAST 20-27-200-004)**

A part of the Northeast 1/4 of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on a westerly right-of-way line of a Kennecott Railroad easement as described by Right of Way Deed, recorded July 5, 1946 as Entry No. 1047437 in Book 483 at Page 421 in the Salt Lake County Recorder's Office, the location of said right-of-way being established by found Kennecott right-of-way monuments, said point being along the Section Line S89°59'58"E 1932.14 feet from the North 1/4 Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence along the Section Line S89°59'58"E 119.11 feet to the easterly right-of-way line of said Kennecott Railroad easement; thence along said right-of-way line the following three (3) courses: (1) S33°12'41"W 1,989.38 feet; thence (2) S56°47'19"E 12.50 feet; thence (3) S33°12'41"W 1,153.65 feet to a found Kennecott right-of-way Monument #22, said point also being on the 1/4 Section Line; thence along said 1/4 Section Line S89°58'58"W 149.02 feet to the westerly right-of-way line of said Kennecott Railroad easement; thence along said right-of-way the following three (3) courses: (1) N33°12'41"E 1,235.56 feet; thence (2) S56°47'19"E 12.50 feet; thence (3) N33°12'41"E 1,923.89 feet to the point of beginning.