WHEN RECORDED, RETURN TO: The City Of Saratoga Springs, a Utah municipal corporation 1307 North Commerce Drive Saratoga Springs, UT 84045

ORDER NO. 7-032449

ENT 53582:2013 PG 1 of 2

Jeffery Smith

Utah County Recorder
2013 May 31 03:40 PM FEE 13.00 BY EO

RECORDED FOR Backman FPTP

ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

(CORPORATE FORM)

Intermountain Equine Reproduction Center, Inc, a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at 1791 West 11400 South, Saratgoa Springs, UT 84095, County of Utah, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to The City Of Saratoga Springs, a Utah municipal corporation, grantee of Saratoga Springs, County of Utah State of UT for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Utah County, State of Utah:

PARCEL 1:

The basis of bearing for the following description is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Southwest corner of Lot 3 of Gordons Ranchettes Plat "A" (Entry No: 28829 Map: 4792); said point also being South 89°58'33" East, 1764.51 and North 00°01'27" East, 29.93 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base & Meridian; and running thence: North 00°00'01" East, 7.02 feet; thence North 89°54'12" East, 807.55 feet to a point of tangency on a 39.00 foot radius curve to the left; thence 7.33 feet along said curve through a central angle of 10°45'48" (chord bears; North 84°31'35" East, 7.32 feet) to a point on the UDOT property Parcel 0068.10 Entry No. 193:2009); thence South 38°37'30" West, along said UDOT Parcel 8.62 feet to a point on the South line of said Lot 3 of said Gordons Ranchettes Plat "A" and running thence along said lot line the following course and distance: South 89°50'03" West, 809.45 feet to the point of beginning.

PARCEL 1A:

The basis of bearing for the following description is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

A 10' Wide Temporary Grading and Construction Easement, more particularly described as follows:

Beginning at the West lot line of Lot 3 of Gordons Ranchettes Plat "A" (Entry No. 28829, Map 4792); said point also being South 89°58'33" East, 1764.51 feet and North 00°01'27" East, 36.95 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 10.00 feet; thence North 89°54'12" East, 807.53

feet to a point on a 29.00 foot radius curve to the left; thence 30.37 feet along said curve through a central angle of 59°59'46" (Chord Bears North 59°54'38" East, 29.00 feet) to a point on the Westerly boundary of UDOT property Parcel 0068:10 Entry No.: 193:2009; and running thence along said UDOT parcel for the following two (2) courses: South 00°08'00" West, 1.58 feet; South 38°37'30" West, 28.50 feet to a point on a non-tangent 39.00 foot radius curve to the right; thence 7.33 feet along said curve through a central angle of 10°45'48" (chord bears South 84°31'35" West, 7.32 feet); thence South 89°54'12" West, 807.55 feet to the point of beginning.

Parcel No.: Part of 40-178-0010

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 24th day of May, 2013.

Attest:	Intermountain Equine Reproduction Center, Inc
John Sieverts, Manager	Roger Rees Its: President
Charles Heaton, Manager	
STATE OF <u>Utah</u>) SS.	
County of Salt Lake)	
The foregoing instrument was acknowledged before me to	
By Roger Rees the President, John Sieverts the Mana of I	
01 1	ntermountain Equine Reproduction Center, Inc
Jucolsalls	TIMOTHY C. GRUBB
NOTARY PUBLIC	Notary Public State of Utah
Commission Expires: 2-2(-14	My Commission Expires on: February 21, 2014 Comm. Number: 581581
Residing at:	