

3/4/99

Record for South Jordan City
Return to:
South Jordan City
11175 South Redwood Road
South Jordan Utah 84095

WHEN RECORDED, MAIL TO:
South Jordan City
ATTN: City Administrator
11175 South Redwood Road
South Jordan, Utah 84095

7281475

SPECIAL WARRANTY DEED

Reid L. Boggess, Trustee of the Reid L. Boggess Family Trust, of Sandy City, County of Salt Lake, State of Utah, GRANTOR, hereby conveys and warrants to South Jordan City, a Utah municipal corporation, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described parcel of land located in Salt Lake County, State of Utah:

A parcel of land in fee for the purpose of constructing a roadway located in Salt Lake County, Utah, in the southwest quarter of the northeast quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances to wit:

Beginning at a point 544.00 feet S. 89°46'31" E. along the Quarter section line from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence N. 00°07'00" E. 260.06 feet, more or less, along the easterly line of property conveyed to David Bruce Kimmell, et. al., by Warranty Deed recorded May 21, 1987, as Entry Number 4461362 in Book 5920 at Page 2890 of official record; thence S. 89°59'33" E. 5.71 feet; thence N. 00°17'51" E. 1086.34 feet, more or less, to the northerly boundary line of Grantor's property; thence East 106.52 feet, more or less, along said northerly boundary line to a point on the extended westerly line of property conveyed to Utah Power & Light Company by Warranty Deed recorded April 1, 1976, as Entry No. 2800056 in Book 4153 at Page 111 of official record; thence South 1346.85 feet, more or less, to the southerly line of said northeast quarter of said Section 24; thence N. 89°46'31" W. 118.40 feet to the point of beginning. The

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above described parcel of land contains 149,516 square feet in area or 3.432 acres, more or less, of which 3,906 square feet in area, or 0.090 acre is within existing 11400 South Street. Balance is 145,610 square feet or 3.342 acres, more or less.

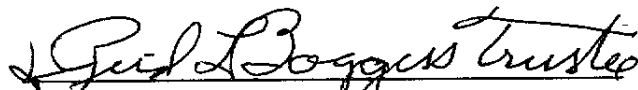
TOGETHER WITH:

A perpetual slope easement, upon part of an entire tract of property, to accommodate the construction and maintenance of cut and/or fill slopes of a new roadway, located in Salt Lake County, Utah, in the Southwest Quarter of the Northeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances to wit:

Beginning at a point 550.24 feet S. 89°46'31" E. along the Quarter section line and 260.09 feet North from the Center of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence N. 89°59'33" W. 15.90 feet; thence N. 00°17'51" E. 1086.34 feet to the northerly boundary line of said entire tract; thence East 15.90 feet to the westerly right-of-way line of said roadway; thence S. 00°17'51" W. 1086.34 feet along said roadway right-of-way to the point of beginning. Containing 17,270 square feet in area or 0.396 acre, more or less.

IN WITNESS WHEREOF, the Grantor has executed this SPECIAL WARRANTY DEED this 24 day of February, 1999.

"GRANTOR"


Reid L. Boggess, Trustee of the
Reid L. Boggess Family Trust

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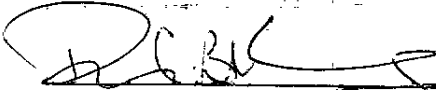
BK 8256 PG 6905

STATE OF UTAH)

: ss

County of Salt Lake)

On the 24 day of February, 1999, personally appeared before me Reid L. Boggess, who being duly sworn, did say that he is the Trustee of the Reid L. Boggess Family Trust, who duly acknowledged to me that he executed the same on behalf of said Trust.


NOTARY PUBLIC, residing in
Salt Lake County, Utah

My Commission Expires:

4-1-2000

NOTARY PUBLIC
RANDI B. KENNEDY
1344 West 4675 South
Ogden, Utah 84405
My Commission Expires
September 1, 2000
STATE OF UTAH



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03/09/99 2:38 PM **NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
11175 S REDWOOD RD
SOUTH JORDAN, UT 84095-8265
REC BY: Z JOHANSON DEPUTY - WI

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