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WHEN RECORDED, MAIL TO:
Dianne Aubrey, Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

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02/28/2005 09:17 AM \$0.00
Book - 9098 Pg - 7719-7721
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: JLI, DEPUTY - MA 3 P.

SPECIAL WARRANTY DEED

Parcel No. 28-06-353-001

Salt Lake County

JORDAN COMMONS, L.L.C., a Utah limited liability company of 9350 South 150 East, Suite 1000, Sandy, Utah 84070, **GRANTOR**, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **SANDY CITY**, a municipal corporation, at 10000 Centennial Parkway, Sandy, Utah 84070, **GRANTEE**, for the sum of Ten Dollars and other good and valuable consideration, the following described parcels of land in Salt Lake County, State of Utah, to-wit:

Four (4) parcels of land being a part of an entire tract of land located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, to be used for public right-of-way, being a part of State Street, 9270 South Street, 150 East Street and 9400 South Street. The boundaries of said parcels are described as follows:

PARCEL NO. 1 - STATE STREET

Beginning at a point on the current easterly line of State Street (U. S. Highway 89) which lies North 54.76 feet and East 140.23 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said easterly line, North 0°02'40" East 824.32 feet to intersect the southerly line of 9270 South Street (previously known as 9250 South Street); thence along said southerly line, North 89°49'34" East 3.50 feet to a point 53.00 feet perpendicularly distant easterly from the centerline of State Street; thence along the proposed new easterly line of State Street, South 0°02'40" West 824.36 feet to intersect the northerly line of 9400 South Street (State Route 209); thence along said northerly line, North 89°35'38" West 3.50 feet to the point of beginning. The above described parcel of land contains 2,885 square feet in area or 0.066 acre.

TOGETHER WITH a meandering sidewalk easement for the repair, maintenance, inspection, replacement or removal of a public sidewalk over the following described area:

STATE STREET MEANDERING SIDEWALK EASEMENT

Beginning at a point on the proposed easterly line of State Street (53 foot half width) which lies North 90.895 feet and East 143.758 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said proposed easterly line, North 0°02'40" East 747.789; thence Northeasterly 23.815 feet along the arc of a curve to the right having a radius of 26.50 feet, a central angle of 51°29'27" and a long chord bearing and length North 25°47'23" East 23.022 feet; thence parallel to the proposed east line of State Street, South 0°02'40" West 768.529 feet; thence North 89°55'57" West 10.00 feet to the point of beginning.

The above described easement contains 7,622 square feet in area or 0.175 acre.

PARCEL NO. 2 - 9270 SOUTH STREET

Beginning at the intersection of the proposed easterly line of State Street (53 foot half width) with the current southerly line of 9270 South Street (previously known as 9250 South Street), said point lies North 54.76 feet, East 140.23 feet, North 0°02'40" East 824.32 feet and North 89°49'34" East 3.50 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current southerly line of 9270 South Street, North 89°49'34" East 363.31 feet; thence along the proposed southerly line of said 9270 South Street the following four (4) courses: (1) South 86°01'34" West 201.40 feet; (2) Southwesterly 19.90 feet along the arc of a curve to the right having a radius of 300.00 feet, a central angle of 3°48'00" and a long chord bearing and length of South 87°55'34" West 19.89 feet; (3) South 89°49'34" West 116.13 feet; (4) Southwesterly 41.53 feet along the arc of a curve to the left having a radius of 26.50 feet, a central angle of 89°46'54" and a long chord bearing and length of South 44°56'07" West 37.41 feet to intersect the proposed easterly line of State Street; thence along said proposed easterly line, North 0°02'40" East 40.41 feet to the point of beginning.

The above described parcel of land contains 3,761 square feet in area or 0.086 acre.

PARCEL NO. 3 - 9270 SOUTH STREET AT 150 EAST STREET

Beginning at the intersection of the southerly line of 9270 South Street (previously known as 9250 South Street) with the westerly line of 150 East Street, said point lies North 54.76 feet, East 140.23 feet, North 0°02'40" East 824.32 feet and North 89°49'34" East 1148.82 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the current westerly line of 150 East Street, South 3°18'53" West 23.38 feet; thence Northwesterly 35.90 feet along the arc of a curve to the left whose center bears North 86°41'07" West 22.00 feet, has a central angle of 93°29'19" and a long chord bearing and length of North 43°25'46" West 32.05 feet to the current southerly line of said 9270 South Street; thence along said southerly line, North 89°49'34" East 23.38 feet to the point of beginning.

The above described parcel of land contains 120 square feet in area or 0.003 acre.

PARCEL NO. 4 - 9400 SOUTH STREET

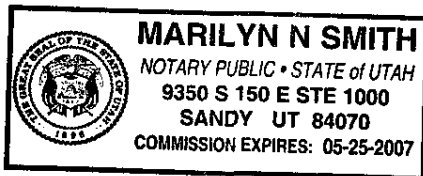
Beginning at a point on the proposed easterly line of State Street (U. S. Highway 89) which lies North 54.76 feet, East 140.23 feet and South 89°35'38" East 3.50 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said easterly line, North 0°02'40" East 36.16 feet; thence along the proposed northerly line of 9400 South Street the following five (5) courses: (1) South 89°57'20" East 3.00 feet; (2) Southeasterly 27.49 feet along the arc of a curve to the left whose center bears South 89°57'20" East 17.50 feet, has a central angle of 90°00'40" and a long chord bearing and length of South 44°57'40" East 24.75 feet; (3) South 89°58'00" East 526.51 feet; (4) North 89°57'00" East 532.52 feet; (5) North 45°25'00" East 29.12 feet to intersect the westerly line of 150 East Street; thence along said westerly line, South 3°18'53" West 34.85 feet to the current northerly line of 9400 South Street (State Route 209); thence along said northerly line the following three (3) courses: (1) South 89°35'55" West 656.75 feet; (2) South 89°37'28" West 218.55 feet; (3) North 89°35'38" West 222.99 feet to the point of beginning. The above described parcel of land contains 19,636 square feet in area or 0.451 acre.

WITNESS, the hand of said Grantor, this 16 day of February, A.D. 2005.
JORDAN COMMONS, L.L.C.

Lawrence H. Miller
By: LAWRENCE H. MILLER,
Operating Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 16th day of February, A.D., 2005, personally appeared before me Lawrence H. Miller, who being by me duly sworn, did say that he, the said Lawrence H. Miller, is the Operating Manager of Jordan Commons, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its members, and said Lawrence H. Miller duly acknowledged to me that said company executed the same.



Marilyn N. Smith
NOTARY PUBLIC