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8/4/2006 3:56:00 PM \$15.00
Book - 9331 Pg - 6829-6831
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED MAIL TO:
Grantee
3516 SOUTH CONSTITUTION BLVD
WEST VALLEY CITY, UT 84119
MTC File No. 114461

WARRANTY DEED

RITFRANK ENTERPRISES, LLC., a Utah Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

LANDMARK-SDC3, LC, a Utah limited liability company,

as GRANTEE(S), the following described real property situated in SALT LAKE County, State of Utah, to-wit:

Parcel 1:

ALL THAT LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 33, T.1S., R.1W., S.L.B.&M., IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET, SAID POINT BEING S00°15'25"W GRID (NAD83(1994) UTAH CENTRAL ZONE) ALONG THE EAST LINE OF SAID QUARTER SECTION 75.38 FEET, AND N89°44'35"W 50.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SEC 33; THENCE N89°55'54"W 168.00 FEET; THENCE S00°15'25"W 24.14 FEET; THENCE S45°15'25"W 18.38 FEET; THENCE S00°15'25"W 50.43 FEET; THENCE N89°51'59"W 27.00 FEET; THENCE S00°15'25"W 65.00 FEET; THENCE S89°52'00"E 208.00 FEET TO THE WEST LINE OF SAID 2700 WEST STREET; THENCE N00°15'25"E ALONG SAID WEST LINE 152.73 FEET TO THE POINT OF BEGINNING.

SUBJECT TO a non-exclusive right-of-way and easement of ingress and egress i by pedestrians, automobiles and other vehicular traffic pursuant to that certain Reciprocal Easement Agreement recorded in the office of the Recorder of Salt Lake County, Utah, on May 25, 1990 as Entry No. 4921420 in Book 6623 at page 2441 of Official Records, over the following described property

Beginning at a point on the West line of 2700 West Street which is South 00°00'44" West along the Quarter Section Line 228.00 feet and South

89°53'20" West 50.00 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°53'20" West 280.00 feet; thence North 00°00'44" East 36.00 feet; thence North 89°53'20" East 18.00 feet; thence South 00°00'44" West 18.00 feet; thence North 89°53'20" East 262.00 feet to said West Line of 2700 West Street; thence South 00°00'44" West 18.00 feet along said West line to the point of beginning.

TOGETHER WITH a non-exclusive right-of-way and easement for ingress and egress to the subject property by pedestrians, automobiles and other vehicular traffic, as granted and conveyed in the certain reciprocal Easement Agreement recorded May 25, 1990 in the office of the Recorder of Salt Lake County, Utah, as Entry No. 4921420 in Book 6223 at page 2441 of Official Records over the following described property:

Beginning at a point which is South 0°00'44" West along the Quarter Section Line 228.00 feet and South 89°53'20" West 70.00 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00°00'44" West 247.25 feet; thence South 89°53'20" West 240.50 feet; thence North 00°00'44" East 247.25 feet; thence North 89°53'20" East 240.50 feet to the point of beginning.

TOGETHER WITH a right-of-way and easement of ingress and egress over, upon and across the following described property as reserved in the certain Quit Claim Deed recorded September 13, 1990 in the office of the Recorder of Salt Lake County, Utah, as Entry No. 4965236 in Book 6252 at page 1046 of Official Records, over the following described property:

Beginning at a point which is South 00°00'44" West 228.00 feet and South 89°53'20" West 330.00 feet from the North Quarter Corner of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°00'44" East 36.00 feet; thence North 89°53'20" East 18.00 feet; thence South 0°00'44" West 18.00 feet; thence North 89°53'20" East 54.00 feet ; thence South 0°00'44" West 18.00 feet; thence South 89°53'20" West 72.00 feet to the point of beginning.

Parcel 2:

ALL THAT LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 33, T.1S., R.1W., S.L.B.&M., IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET, SAID POINT BEING S00°15'25"W GRID (NAD83(1994) UTAH CENTRAL ZONE) ALONG THE EAST LINE OF SAID

