

Accommodation Recording

WHEN RECORDED, RETURN TO:

Grantee
10771 S. Rippling Bay
South Jordan, UT 84009

ORDER NO. 5-104345

SPECIAL WARRANTY DEED (CORPORATE FORM)

Herriman City, a municipal corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at **5355 W. Herriman Main Street, Herriman**, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to **Herriman 73 Partners, LLC, a Utah limited liability company**, grantee of Herriman, Utah for the sum of TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Salt Lake County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION

Parcel No.: 26-25-400-050

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.

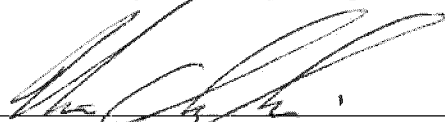
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 1 day of December, 2021.

Attest:

Herriman City, a municipal corporation

Secretary


By: Nathan Cherneski
Its: City Manager


Jackie Nostrou MMC, City Recorder

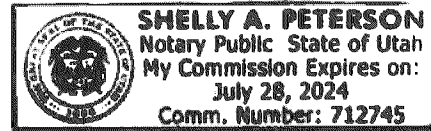


Special Warranty Deed
Page 2 of 3
Parcel No. 26-25-400-050

STATE OF Utah)
County of Salt Lake SS.
~~Utah~~

The foregoing instrument was acknowledged before me this 1 day of December, 2021
By Nathan Cherpiski and Jackie Nostrum MMC
the City Manager and City Recorder of Herriman City, a municipal corporation.

Shelly A. Peterson
Notary Public
My Commission Expires: July 28, 2024
Residing at: Herriman City



Order No. **5-104345**

LEGAL DESCRIPTION

Commencing North 89°53'36" West 905.03 feet from the East Quarter corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 1060 feet; thence West 411.49 feet; thence North 0°05'37" East 1060 feet; thence East 411.49 feet to the point of beginning.

Less and Excepting that portion conveyed in Warranty Deed recorded January 22, 2010, as Entry No. 10883860, in Book 9798, at Page 7863, being described as follows:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the Northeast Quarter of the Southeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which corner is 905.03 feet North 89°53'36" West along the section line from the East Quarter corner of said Section 25; and running thence South 419.66 feet along the Easterly boundary line of said entire tract to a point 240.00 feet radially distant Westerly from said control line opposite approximate Engineer Station 1156+65.44; thence Northwesterly 481.31 feet along the arc of a 6,060.00 foot radius curve to the left (Note: Chord to said curve bears North 29°11'10" West for a distance of 481.19 feet) to the Northerly boundary line of said entire tract at a point 240.00 feet radially distant Westerly from said control line opposite approximate Engineer Station 1161+65.81; thence South 89°53'36" East (East by record) 234.65 feet along said Northerly line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also less and excepting any portion of land lying Easterly of the Westerly boundary line of the Mountain View South bound corridor.

Parcel No.: **26-25-400-050**

13685837
6/8/2021 3:49:00 PM \$40.00
Book - 11187 Pg - 6068-6070
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:
Grantee
10771 S. Rippling Bay
South Jordan, UT 84009

ORDER NO. 5-112166

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Herriman City, a Utah Municipality, a corporation organized and existing under the laws of the State of **Utah**, grantor, with its principal office at **5355 W Herriman Main St., Herriman, UT 84096**, County of **Salt Lake**, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to

Herriman 73 Partners LLC, a Utah limited liability company, grantee

of South Jordan, Utah for the sum of **TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS** the following described tract of land in **Salt Lake** County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION

Part of Parcel No.: **26-25-400-072**

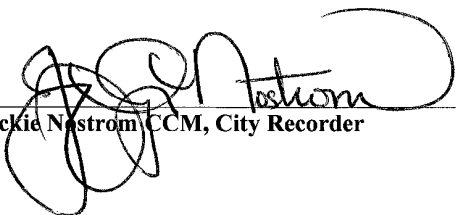
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a 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 7 day of **June, 2021**.

Attest:

Herriman City, a Utah Municipality



Jackie Nstrom CCM, City Recorder



By: **Wendy Thomas**
Its: **City Manager**

LEGAL DESCRIPTION

Order No. 5-112166

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HERRIMAN MAIN STREET, SAID POINT ALSO BEING ON THE NORTH LINE OF THE HERRIMAN 73 PARTNERS, LLC PARCEL AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AUGUST 30, 2019 AS ENTRY NO. 13064200 IN BOOK 10824 AT PAGE 207 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING ON THE ARC OF A 1593.00 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; SAID POINT BEING NORTH 89°36'57" WEST ALONG THE SECTION LINE 1563.43 FEET AND NORTH 831.38 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°26'15" A DISTANCE OF 735.05 FEET, CHORD BEARS NORTH 25°40'16" WEST 728.54 FEET; THENCE NORTH 51°06'36" EAST 285.73 FEET; THENCE SOUTH 89°54'21" EAST 332.40 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN PARCEL CONVEYED TO HERRIMAN CITY BY QUIT CLAIM DEED MARCH 1, 2021 AS ENTRY NO. 13582217 IN BOOK 11127 AT PAGE 7194 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 0°20'39" WEST ALONG SAID WEST LINE 809.83 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF SAID NORTH LINE OF THE HERRIMAN 73 PARTNERS, LLC; THENCE SOUTH 83°45'00" WEST ALONG SAID NORTH LINE AND SAID EXTENSION 235.72 FEET TO THE POINT OF BEGINNING

Part of Parcel No.: 26-25-400-072

13743638
08/12/2021 11:21 AM \$40.00
Book - 11221 Pg - 2664-2665
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
HERRIMAN 73 PARTNERS LLC
10771 S RIPPLING BAY
SOUTH JORDAN UT 84009
BY: GGA, DEPUTY - MA 2 P.

WHEN RECORDED, MAIL TO:

Herriman 73 Partners, LLC
10771 S. Rippling Bay
South Jordan, Utah 84009

Warranty Deed

Salt Lake County

Herriman City, a municipal corporation of the State of Utah, grantor, hereby CONVEY(S) and WARRANT(S) to **HERRIMAN 73 PARTNERS, LLC**, a Utah Limited Liability Company, grantee, for the sum of TEN DOLLARS (\$10,00), the following described tract of land in Salt Lake County, State of Utah, to-wit:

LEGAL DESCRIPTION:

Tax ID No. 26-25-400-062

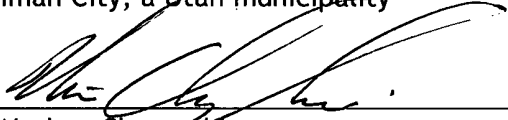
A parcel of land, being part of an entire tract of property, situate in the NE1/4 SE1/4 and SE1/4 SE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Quarter Section line of said Section 25, which point is 1,316.65 feet (1316.52 feet by record) N.89°53'36"W. along the Quarter Section line from the East Quarter corner of said Section 25; and running thence S.00°05'10"W. 2,556.96 feet along the easterly boundary line of said entire tract to the northerly Right of Way and No-Access line of 12600 South Street; thence S.87°58'17"W. 20.01 feet along said Right of Way and No-Access line to the westerly boundary line of said entire tract; thence N.00°05'10"E. 2,557.71 feet along said westerly boundary line to said Quarter Section line; thence S.89°53'36"E. 20.00 feet along said Quarter Section line to the point of beginning.

The above described parcel of land contains 51,142 square feet in area or 1.174 acres, more or less.

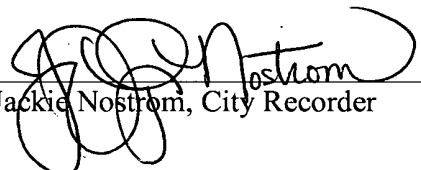
WITNESS the hand(s) of said grantor(s), this 12 day of August, 2021

Herriman City, a Utah municipality


By: Nathan Cherpeski
Its: City Manager



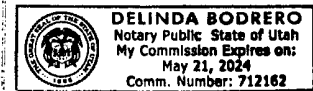
Attest:


Jackie Nostrom, City Recorder

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 12 day of August, in the year 2021, personally appeared before me, Nathan Cherpeski who being by me duly sworn, did say that he is the City Manager of Herriman City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said City Manager acknowledged to me that the City executed the same.




Notary Signature

My commission expires: May 21, 2024

Residing at: 5355 W. Herriman main st

ACCOMMODATION RECORDING

13587201
3/5/2021 10:52:00 AM \$40.00
Book - 11130 Pg - 6170-6171
RASHELLE HOBBS
Recorder, Salt Lake County, UT
VANGUARD TITLE INS AGCY
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, RETURN TO:
Herriman 73 Partners, LLC
10771 S. Rippling Bay
South Jordan, UT 84009

ORDER NO. 5-104324

SPECIAL WARRANTY DEED
(CORPORATE FORM)

Herriman City, a Utah municipality, a corporation organized and existing under the laws of the State of Utah, grantor, with its principal office at **5355 W Herriman Main Street, Herriman**, County of **Salt Lake**, State of Utah, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to

Herriman 73 Partners, LLC, a Utah limited liability company, grantee

of **South Jordan**, County of **Salt Lake** State of **Utah** for the sum of **TEN & NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATIONS** the following described tract of land in **Salt Lake** County, State of Utah:

Beginning North 89°53'36" West 905.03 feet South 1060 feet from the East Quarter corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 926 feet; thence West 411.49 feet; thence North 0°05'37" East 926 feet; thence East 411.49 feet to the point of beginning.

Parcel No.: **26-25-400-037**

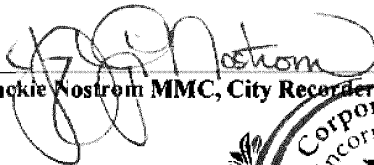
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

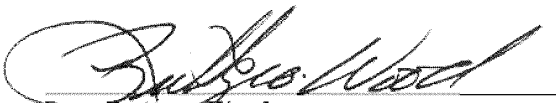
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this **6th day of November, 2019**.

Attest:

Herriman City, a Utah municipality


Jackie Nostrom MMC, City Recorder


By: **Brett Geo Wood**
Its: **City Manager**



Warranty Deed (Special) (Corporate Form)
Backman Title Services Ltd.

Accommodation Recording

After Recording Return To

Herriman 73 Partners LLC
10771 South Rippling Bay
South Jordan, UT 84009

13966295 B: 11346 P: 4642 Total Pages: 2
06/07/2022 04:59 PM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FNT WEST JORDAN FNTIC - 9071 S 1300 WEST STE 215 U
9071 S 1300 WEST STE 215 WEST JORDAN, UT 84088

PARCEL # 20-25-400-088

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

STATE OF UTAH

SALT LAKE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) in hand paid to Saratoga 262 Partners LLC, a Utah limited liability company, residing at 10771 South Rippling Bay, South Jordan, County of Salt Lake, State of Utah (hereinafter known as the "Grantor(s)") hereby quitclaims to Herriman 73 Partners LLC, a Utah limited liability company, residing at 10771 South Rippling Bay, South Jordan, County of Salt Lake, State of Utah (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Salt Lake County, Utah, described as follows:

A parcel of land, being part of two (2) tracts of property, 126:T and 127:T, situate in the NE 1/4 SE 1/4 and SE 1/4 SE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said tract of land, which corner is 224.67 feet N.89°53'36"W. along the quarter section line and 268.31 feet S.37°20'36"E. and 1,523.14 feet South and 843.12 feet West from the East Quarter corner of said Section 25, and running thence North 1,318.05 feet along the westerly boundary line of said tract of land to the westerly right of way and limited access line of the existing highway State Route 85 (Mountain View Corridor) at a point in a 6,060.00-foot radius non-tangent curve to the right (Note: Radius bears S.63°05'21"W.), said point is 240.00 feet radially distant westerly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station


1156+65.44; thence along said westerly right of way and limited access line the following two (2) courses: (1) southerly 1,323.04 feet along the arc of said curve concentric with said control line, through a central angle of 12°30'32" (Note: Chord to said curve bears S.20°39'23"E. for a distance of 1,320.40 feet) to a point opposite engineer station 1142+90.00; thence (2) S.07°16'59"E. 83.20 feet to the southerly boundary line of said tract of land; thence West 476.34 feet along said southerly boundary line to the point of beginning.

The above described parcel of land contains 358,394 square feet in area or 8.228 acres, more or less.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

GRANTOR Saratoga 262 Partners LLC

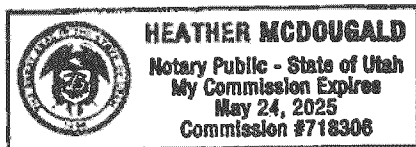

By Larry Myler, Manager 6-7-22


STATE OF UTAH)

COUNTY OF UTAH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Myler, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date indicated.

Given under my hand this 7 day of June, 2022.




Notary Public

My Commission Expires: May 24, 2025