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6/30/2017 10:05:00 AM \$15.00
Book - 10573 Pg - 2026-2028
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Summit Life Plan Communities, LLC, a Delaware limited liability company
201 South Main Street, Suite 2000
Salt Lake City, UT 84111



File No.: 73934-AF

SPECIAL WARRANTY DEED

Taylorsville City, a Utah municipality

GRANTOR(S) of Taylorsville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Summit Life Plan Communities, LLC, a Delaware limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Salt Lake** County, State of Utah:

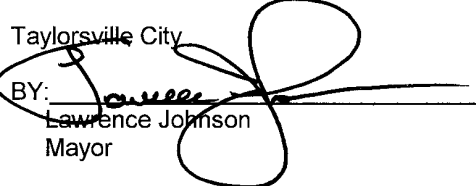
SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 21-17-400-032 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 29th day of June, 2017.

Taylorsville City
BY: 
Lawrence Johnson
Mayor

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of June, 2017, personally appeared before me Lawrence Johnson, who being by me duly sworn did say that he is the Mayor of Taylorsville City, and that the foregoing instrument was signed on behalf of said municipality by authority granted by the State of Utah, and said Lawrence Johnson acknowledged to me that said municipality executed the same.

Cheryl Peacock Cottle

Notary Public

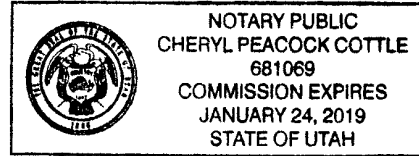


EXHIBIT A

PARCEL 1:

Beginning at a point which is North $00^{\circ}06'32''$ West, along the section line 1458.06 feet and South $89^{\circ}53'28''$ West, 33.00 feet from the Southeast corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West, 665.37 feet; thence North $00^{\circ}05'56''$ West, 390.88 feet to the Southerly line of Willow Bay No. 9 Subdivision boundary; thence North $89^{\circ}56'40''$ East, along said boundary line 665.30 feet; thence South $00^{\circ}06'32''$ East, 391.53 feet to the point of beginning.

PARCEL 2:

Commencing at the Southeast corner of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence 1458.55 feet North $00^{\circ}06'34''$ West along the section line and 596.58 feet South $89^{\circ}53'26''$ West to the point of beginning; said point also being the beginning of a curve to which the radius point lies South $39^{\circ}14'45''$ East; thence Southwesterly along the arc of a 265.0 foot radius curve to the left a distance of 234.74 feet (central angle equals $50^{\circ}45'15''$ and long chord bears South $25^{\circ}22'37''$ West 227.14 feet); thence due South 43.62 feet to a point of curvature; thence Southerly along the arc of a 170.00 foot radius curve to the right a distance of 36.32 feet (central angle equals $12^{\circ}14'28''$, and long chord bears South $06^{\circ}07'14''$ West 36.25 feet) to the Eastern boundary line of the Utah Department of Transportation Parcel No. 21-17-400-010; thence North $00^{\circ}05'56''$ West 284.89 feet along said Eastern boundary line; thence due East 101.70 feet to the point of beginning.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

12566811
6/30/2017 11:17:00 AM \$14.00
Book - 10573 Pg - 3024-3026
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

73838 - AF

Quit Claim Deed

Salt Lake County

Tax ID No. 21-17-400-020
Parcel No. 1005:4:STAQ
Project No. NM-1005(4)

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Summit Life Plan Communities, L.L.C. a Delaware limited liability company, Grantee, at 6183 Prairie View Drive, Suite 103A, Taylorsville, County of Salt Lake, State of Utah, Zip 84129, for the sum Ten Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land situate in the SW1/4SE1/4 and the NW1/4SE1/4 of Section 17, T.2S., R.1W., S.L.B.&M. The boundaries of said tract are described as follows:

Beginning at the intersection of a westerly boundary line of said entire tract and the easterly right of way line of an expressway known as Project No. 1005, which point is 1728.17 feet N. 0°05'48" W. from the Southwest corner of the Southeast Quarter of said Section 17; thence S. 18°05'44" E. 76.97 feet to a point of tangency with a 2600.67-foot radius curve to the right; thence Southerly 553.16 feet along the arc of said curve, (chord bears S. 12°00'08" E. 552.12 feet); thence S. 13°28'21" E. 84.43 feet to an easterly boundary line of said entire tract; thence N. 0°19' E. 700.30 feet along said easterly boundary line to a northeasterly corner of said entire tract; thence N. 89°57'26" W. 162.27 feet along a northerly boundary line of said entire tract to a northwesterly corner of said entire tract; thence S. 0°05'48" E. 4.83 feet along said westerly boundary line to the point of beginning.

The above described tract of land contains 49,857 square feet in area, or 1.145 acres, more or less.

Continued on Page 2
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(Note: Rotate above bearing: 0°02'51" clockwise to equal highway bearings.)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining highway over and across the westerly boundary line of said tract of land.

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

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 29th day of June, A.D. 20 17, by its Director of Right of Way.

STATE OF UTAH
TRANSPORTATION

) UTAH DEPARTMENT OF

COUNTY OF SALT LAKE

) ss.

)

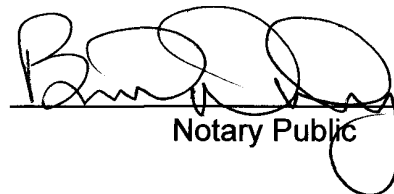
By



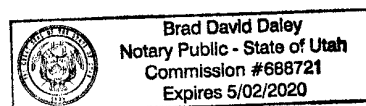
Director of Right of Way

On the date first above written personally appeared before me, Lyle D. Mcmillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.



Notary Public



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

12566814
6/30/2017 11:17:00 AM \$14.00
Book - 10573 Pg - 3033-3035
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

73838 - AF

Quit Claim Deed

Salt Lake County

Tax ID No. 21-17-251-002
Parcel No. G-18-6W:3Q
Project No. G-18

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Summit Life Plan Communities, L.L.C. a Delaware limited liability company, Grantee, at 6183 Prairie View Drive, Suite 103A, Taylorsville, County of Salt Lake, State of Utah, Zip 84129, for the sum Ten Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land situate in the SW1/4 of the NE1/4 of Section 17, T.2 S., R.1 W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the Southeast Corner of the Whitewood Estates No. 2 Subdivision as recorded in the office of the Salt Lake County Recorder as Entry No. 3237366, in Book 79-2 of Plats, at Page 48, said corner is also the Center Quarter Corner of said Section 17, at a point N.00°06'26"W. 2644.42 feet along the quarter section line from the South Quarter Corner of said Section 17, and running thence N.00°06'26"W. 527.12 feet along the easterly boundary line of said subdivision continuing along the easterly boundary line of the Whitewood Estates No. 2 Amended as recorded in the office of the Salt Lake County Recorder as Entry No. 3414117, Book 80-3 of Plats, at Page 58 to a southeasterly corner of said subdivision; thence N.89°56'31"E. 467.62 feet along a southerly boundary line of said subdivision continuing along a southerly boundary line of the Willow Bay No. 4 Subdivision as recorded in the office of the Salt Lake County Recorder as Entry No. 4081124, in Book 85-5 of Plats, at Page 84 to the northwest corner of that parcel of land conveyed to Salt Lake County as recorded in the office of the Salt Lake County Recorder as Entry No. 4320905, in Book 5820, at Page 1254, said corner is also the beginning of a non-tangent 110.00-foot radius curve to the left; thence along the westerly and southerly boundary of said parcel the following four (4) courses and distances to a westerly boundary line of the Willow Bay No. 5 Subdivision as recorded in

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the office of the Salt Lake Country Recorder as Entry No. 4316641, in Book 86 of Plats, at Page 154: (1) Southerly 41.14 feet along the arc of said curve through a delta angle of 21°25'47" (Note: Chord to said curve bears S.10°50'38"E. for a distance of 40.90 feet) to a point of reverse curvature with a 140.84-foot radius curve, (2) Southerly 52.73 feet along the arc of said curve through a delta of 21°27'05" (Note: Chord to said curve bears S.10°49'59"E. for a distance of 52.42 feet), (3) S.00°06'26"E. 25.00 feet, (4) N.89°53'34"E. 10.00 feet; thence S.00°06'26"E. 410.45 feet along said westerly boundary line to the south line of the Northeast Quarter of said Section 17; thence S.89°56'31"W. 495.00 feet along said south line to the point of beginning.

The above described tract of land contains 258,994 square feet in area, or 5.946 acres, more or less.

(Basis of Bearing is N.89°58'01"W. from the Southeast Corner to the South Quarter Corner of said Section 17.)

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

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 29th day of June, A.D. 20 17, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF
TRANSPORTATION)
) ss.
COUNTY OF SALT LAKE) By [Signature]
) Director of Right of Way

On the date first above written personally appeared before me, Lyle D. Mcmillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]
Notary Public

