

WHEN RECORDED, MAIL TO:

Action Title Company, Inc.  
63 North 300 East  
Provo, Utah 84606

ATC File No. 11725  
Tax Serial No. 27-05-203-007-0000 & 27-05-203-008-0000

11763697  
11/20/2013 4:21:00 PM \$15.00  
Book - 10194 Pg - 846-848  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIDELITY LAND & TITLE CO.  
BY: eCASH, DEPUTY - EF 3 P.

## WARRANTY DEED

NORRIS BROTHERS INC., grantor of Orem, County of Utah, State of Utah, hereby CONVEY and WARRANT to ITINERIS HIGH SCHOOL grantee of 9301 S. WRIGHTS FORT ROAD, WEST JORDAN, UTAH 84088, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in SALT LAKE County, State of Utah:

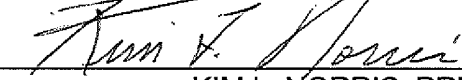
LOTS 6 AND 7 SOUTHWEST INDUSTRIAL CENTER AMENDED AND EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. (SEE ATTACHED EXHIBIT A)

PROPERTY ADDRESS: 8714 & 8754 SOUTH ROY DEL CIRCLE, WEST JORDAN, UT 85088

Together with and subject to easements, restrictions, and rights of way of record.

WITNESS, the hand of said grantor, this 19<sup>th</sup> day of November, 2013.

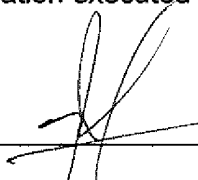
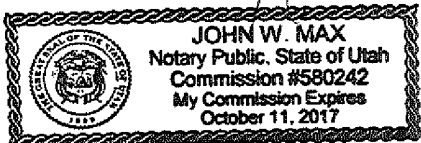
NORRIS BROTHERS INC., a Utah corporation

  
KIM L. NORRIS, PRESIDENT

STATE OF UTAH )  
  :SS.  
COUNTY OF UTAH )

On the 19<sup>th</sup> day of November, 2013, personally appeared before me, KIM L. NORRIS, who being by me duly sworn, did say that he is the President of NORRIS BROTHERS INC., a Utah corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said KIM L. NORRIS acknowledged to me that said corporation executed the same.

My Commission Expires: 10/11/17  
Residing at: Provo, Utah

  
\_\_\_\_\_  
Notary Public  
  
JOHN W. MAX  
Notary Public, State of Utah  
Commission #580242  
My Commission Expires  
October 11, 2017

Fidelity Title  
File #22833/11725

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

**PARCEL 1:**

ALL OF LOTS 6 AND 7 OF SOUTHWEST INDUSTRIAL CENTER AMENDED AND EXTENDED SUBDIVISION, A SUBDIVISION RECORDED AS ENTRY #: 7127402, BOOK 1998, PAGE 295 OF PLATS, IN THE NE QUARTER OF SECTION 5, T3S, R1W, S.L.B.&M. SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID LOTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID CORNER IS A POINT 766.89 FEET S. 00°06'14" E. ALONG THE QUARTER SECTION LINE AND 461.74 FEET N. 69°30'17" E FROM THE NORTH QUARTER CORNER OF SAID SECTION 5 ( NOTE: BASIS OF BEARING IS S. 00°06'14"E. 2659.73 FEET ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND SALT LAKE COUNTY BRASS CAP MONUMENTS ACCEPTED AS THE NORTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION 5) AND RUNNING THENCE N. 69°30'17" E 178.00 FEET ALONG THE NORTHERLY LOT LINE OF SAID LOT 7 TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG AN ARC OF SAID CURVE 23.56 FEET THROUGH A DELTA OF 90°00'00" (NOTE: CHORD TO SAID CURVE BEARS S. 65°29'43" E. 21.21 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF ROY DEL CIRCLE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S. 20°29'43" E. 342.06 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE 15.12 FEET THROUGH A DELTA OF 57°46'09" (NOTE: CHORD TO SAID CURVE BEARS S. 08°23'21" W. 14.49 FEET) TO THE BEGINNING OF A REVERSE CURVE HAVING A 60.00 FOOT RADIUS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE 124.80 FEET THROUGH A DELTA OF 119°10'40" (NOTE: CHORD TO SAID CURVE BEARS S. 22°18'54" E. 103.49 FEET) THENCE S08°05'46" W 30.00 FEET TO FOUND REBAR AND CAP STAMPED "LS#142765"; THENCE S. 18°41'10" W. 71.05 FEET TO THE SOUTHERN MOST LOT CORNER OF SAID LOT 6, SAID CORNER IS ALSO THE BEGINNING OF A 1137.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 8.88 FEET THROUGH A DELTA OF 00°26'51" (NOTE: CHORD TO SAID CURVE BEARS N. 71°05'26" W. 8.88 FEET); THENCE N70°52'00" W 159.93 FEET TO A FOUND REBAR AND CAP STAMPED "GREAT BASIN INC" ACCEPTED AS THE SOUTHWESTERLY LOT CORNER OF SAID LOT 6; THENCE N. 20°29'43" W. 446.95 FEET ALONG THE WESTERLY LOT LINES OF SAID LOTS 6 AND 7 TO THE POINT OF BEGINNING.

Fidelity Title  
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PARCEL 2:

A PERMANENT, NON-EXCLUSIVE ROADWAY EASEMENT AS ESTABLISHED BY THAT CERTAIN ROADWAY EASEMENT AGREEMENT DATED ~~NOVEMBER~~ <sup>October</sup> 31, 2013 BY AND BETWEEN (A) UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT ORGANIZED AND EXISTING PURSUANT TO UTAH LAW, (B) NORRIS BROTHERS INC., A UTAH CORPORATION, AND (C) CITY OF WEST JORDAN, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, RECORDED NOVEMBER 20, 2013 AS ENTRY NO. 11763679 IN BOOK 10194 AT PAGE 766 OF THE OFFICIAL RECORDS.

PARCEL 3:

RECIPROCAL USE AND EASEMENT AGREEMENT DATED OCTOBER 18, 1982 BY AND BETWEEN HOLY CROSS HOSPITAL OF SALT LAKE CITY, A UTAH NON-PROFIT CORPORATION, AND STANLEY G. DIMOND AND ARLAND G. DIMOND, LEE G. DIMOND, AND WAYNE G. DIMOND AKA DIMOND FAMILY ASSOCIATES, A UTAH PARTNERSHIP, RECORDED NOVEMBER 30, 1982 AS ENTRY NO. 3734407 IN BOOK 5422 AT PAGE 1564 OF THE OFFICIAL RECORDS.

14177950 B: 11457 P: 8416 Total Pages: 2  
11/21/2023 04:11 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SUTHERLAND TITLE COMPANY  
920 E WOODOAK LN, STE 100SALT LAKE CITY, UT 84117

**Mail Tax Notices To and After Recording Return To:**

GRANTEE  
8714 ROY DEL CIR  
WEST JORDAN UT 84088  
Tax ID No.: 27-05-203-016 and 27-05-203-018

**WARRANTY DEED**

ITINERIS EARLY COLLEGE HIGH SCHOOL, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to ITINERIS HIGH SCHOOL

**GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

A part of Lots 4 and 5, Southwest Industrial Center- Amended and Extended (Entry No. 7535821, Salt Lake County Recorder's Office) according to the official plat thereof being described as follows: A part of the Northeast quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, West Jordan City, Salt Lake County, Utah, more particularly described as follows: Commencing at the North quarter corner of Section 5, and running thence South 0°08'46" East 1080.55 feet and thence North 89° 51'14" East 747.92 feet to the Southwesterly corner of said Lot 5 and the true point of beginning; thence along the Westerly line of said Lot 5 the following two (2) courses: (1) North 18°41'10" East 71.05 feet; and (2) North 8°05'46" East 30.00 feet to a point on the Southerly right-of-way line of Roy Del Circle and a point of a non-tangent curve; thence Northeasterly 70.46 feet along the arc of a 60.00 foot radius curve to the left (center bears North 8°05'46" East, through a central angle of 67°17'08" and a long chord bearing North 64°27'12" East 66.48 feet) to the Southwesterly corner of said Lot 4; thence South 59°11'32" East 23.57 feet along the Southerly line of said Lot 4; thence South 85°27'53" East 61.88 feet; thence South 0° 04'29" East 154.46 feet to a point on the Southerly line of said Lot 5; thence along said Southerly line the following two (2) courses: (1) North 76°14'00" West 77.63 feet to a point of curvature; and (2) Northwesterly 97.61 feet along the arc of a 1137.00 foot radius curve to the right (center bears North 13° 46'00" East, through a central angle of 4°55'08" and a long chord bearing North 73°46'26" West 97.58 feet) to the Southwesterly corner of said Lot 5 and the point of beginning.

Part of Tax Parcel No.: 27-05-203-016  
Part of Tax Parcel No.: 27-05-203-018

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 21<sup>st</sup> day of November, 2023

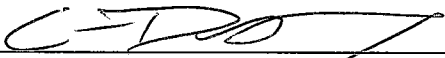
ITINERIS EARLY COLLEGE HIGH SCHOOL



CURTIS NEWMAN, BOARD CHAIR

State of Utah  
County of Salt Lake

On this 21<sup>st</sup> day of November, 2023, personally appeared before me, the undersigned Notary Public, personally appeared CURTIS NEWMAN who is the BOARD CHAIR of ITINERIS EARLY COLLEGE HIGH SCHOOL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: JAN 23, 2025

