

12905945  
12/19/2018 11:56:00 AM \$15.00  
Book - 10739 Pg - 7754-7756  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

FabianVanCott  
215 South State Street, Suite 1200  
Salt Lake City, UT 84111-2323  
Attn: Rachel S. Anderson

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24.34.300.011

**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DANSIE LAND, LLC, a Utah limited liability company, as Grantor, grants and conveys to BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, as Grantee, the real property located in Herriman City, Salt Lake County, State of Utah described as follows (the “**Property**”):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all “Table A” items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right (and shall not have the right) to use the Property or extract minerals or other substances from the Property above a depth of 250 feet, nor does Grantor reserve the right (nor shall Grantor have the right) to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

4839-0400-7810

**Ent 12905945 BK 10739 PG 7754**

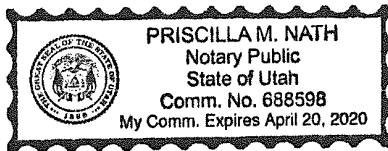
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12 day of December, 2018.

DANSIE LAND, LLC,  
a Utah limited liability company

By: Richard P. Dansie  
Name: Richard P. Dansie  
Its: Manager

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 12 day of December, 2018, before me Priscilla M. Nath, a notary public, personally appeared RICHARD P. DANSIE, as Manager of Dansie Land, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged that they executed the same in such capacity on behalf of such limited liability company.



Priscilla M. Nath  
NOTARY PUBLIC

EXHIBIT A

REAL PROPERTY DESCRIPTION

**LEGAL DESCRIPTIONS  
HERRIMAN, UTAH**

**ELEMENTARY SCHOOL**

A portion of the NW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T4S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58 feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning.

Contains: 11.95 acres+/-

**MIDDLE SCHOOL**

A portion of the NW1/4 & NE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 2,404.05 feet and North 2,928.11 feet from the Southwest Corner of Section 34, T4S, R2W, SLB&M; thence N00°19'35"W 1,044.34 feet to the Section line; thence S89°49'23"E along the Section line 924.26 feet; thence South 1,041.47 feet; thence West 918.30 feet to the point of beginning.

Contains: 22.06 acres+/-

**AFFIDAVIT**

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

**Jeff Fowler**, who, after being duly sworn, hereby represents as follows:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. I am a licensed Title Officer employed by Old Republic National Title Insurance Company, and have reviewed the legal descriptions set forth in the following document:  
  
A Warranty Deed, Recorded December 19, 2018, as **Entry No. 12905945, in Book 10739, at Page 7754-7756**, of the records of the Salt Lake County Recorder.
3. The above referenced document was recorded with an error in the legal description.
4. This Affidavit is being recorded to give notice of the correct legal description for the above listed document to read as follows:

**PROPOSED "GROSS" ELEMENTARY SCHOOL PARCEL:**

A portion of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located South 89°53'28" East along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, **Township 3 South**, Range 2 West, Salt Lake Base & Meridian, running thence North 00°14'07" West 794.10 feet; thence South 89°50'23" East 655.58 feet; thence South 00°19'35" East 792.27 feet; thence West 656.83 feet to the point of beginning.

**PROPOSED "GROSS" MIDDLE SCHOOL PARCEL:**

A portion of the Northwest Quarter and Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located South 89°53'28" East along the Section line 2,404.05 feet and North 2,928.11 feet from the Southwest Corner of Section 34, **Township 3 South**, Range 2 West, Salt Lake Base & Meridian, running thence North 00°19'35" West 1,044.34 feet to the Section line; thence South 89°49'23" East along the Section line 924.26 feet; thence South 1,041.47 feet; thence West 918.30 feet to the point of beginning.

TAX SERIAL NO: 26-34-300-011

  
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JEFF FOWLER

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

On this 14<sup>th</sup> day of January 2019, personally appeared before me Jeff Fowler, the signer of the above instrument who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public

