

WHEN RECORDED RETURN TO:
Salt Lake County Real Estate
2001 South State Street, Suite S3-110
Salt Lake City, Utah 84114-3300

Space above for County Recorder's use

Tax Serial No.'s. 16-30-381-003,
14-30-381-004, 16-30-381-005,
16-30-381-006, 16-30-456-006
Surveyor WO: W012820061

SPECIAL WARRANTY DEED
Limited Liability Company

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, GRANTOR(s), of Salt Lake County, hereby Convey(s) and Warrant(s) against all who claim by, through, or under it, to Property Dynamics III, LLC, a Utah limited liability company, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Salt Lake County, Utah, to wit:

(SEE EXHIBIT A)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this ____ day of _____, 20 ____.



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

SALT LAKE COUNTY
By: _____
MAYOR or DESIGNEE

By: _____
COUNTY CLERK

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he is the _____ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

Acknowledgement Continued on Following Page

Acknowledgement Continued from Preceding Page

On this ____ day of _____, 20____, personally appeared before me _____,
who being duly sworn, did say that __he is the CLERK_ of Salt Lake County and that the foregoing
instrument was signed by him/her on behalf of Salt Lake County, by authority of a resolution of the SALT
LAKE COUNTY COUNCIL

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

Notary Public _____

My Commission Expires: _____

Residing in: _____

(EXHIBIT A)

Parcel 16-30-381-003

An entire tract of land described in that Warranty Deed recorded August 12, 1993 as Entry No. 5578087 in Book 6730 at Page 1170 in the office of the Salt Lake County Recorder. Said entire tract is located in Lot 9, Block 18, Ten Acre Plat "A" Big Field Survey in the Southwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

BEGINNING at a point on the East side of Third East Street South 0 degrees 16' West 506.2 feet from the Northwest corner of Lot 9, Block 18, Ten Acre Plat "A" a BIG FIELD SURVEY, and running thence North 89 degrees 51' East 153.47 feet, thence South 0 degrees 16' East 62 feet, thence South 89 degrees 51' West 153.47 feet, thence North 0 degrees 16' East 62 feet to the point of BEGINNING.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 1993 and thereafter.

ALSO,

Parcels 16-30-381-004 and 16-30-381-005

Two entire tracts of land described as Parcel No. 1 and 2 in that Warranty Deed recorded August 28, 1973 as Entry No. 2564921 in Book 3405 at Page 48 in the office of the Salt Lake County Recorder. Said entire tracts are located in Lot 8, Block 18, Ten Acre Plat "A" Big Field Survey in the Southwest and Southeast Quarters of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and are described as follows:

Parcel No. 1:

Beginning at the Northwest corner of Lot 8, Block 18 Ten Acre Plat "A" Big Field Survey and running thence south 68.8 feet, thence north $89^{\circ}35'28''$ east 20 rods; thence north 68.8 feet; more or less to the north line of said lot 8; thence west 20 rods to the point of beginning.

Also: Beginning at the southwest corner of Lot 9, Block 18, Ten Acre Plat "A" Big Field Survey, and running thence north 3.4 feet; thence east 20 rods; thence south 3.4 feet; thence west 20 rods to the point of beginning.

Parcel No. 2:

Beginning at a point which lies south 72.6 feet from the northwest corner of Lot 8, Block 18, Ten Acre Plat "A", Big Field Survey and running thence north $89^{\circ}55'16''$ east 330.0 feet; thence north $0^{\circ}18'16''$ east 5.7 feet; thence south $89^{\circ}35'28''$ west 330.0 feet; thence south $0^{\circ}18'16''$ west 3.8 feet to the point of beginning.

ALSO,

Parcel 16-30-381-006

An entire tract of land described as Parcel No. 3 in that Warranty Deed recorded August 28, 1973 as Entry No. 2564921 in Book 3405 at Page 48 in the office of the Salt Lake County Recorder. Said entire tract is located in Lot 8, Block 18, Ten Acre Plat "A" Big Field Survey in the Southeast and Southwest Quarters of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Parcel No. 3:

Beginning at a point 4.4 rods south of the northwest corner of Lot 8, Block 18, Ten Acre Plat "A" Big Field Survey, and running thence south 5 rods; thence east 20 rods; thence north 5 rods; thence West 20 rods to the point of beginning.

ALSO,

Parcel 16-30-456-006

An entire tract of land described as Parcel No. 3 in that Warranty Deed recorded August 28, 1973 as Entry No. 2564921 in Book 3405 at Page 48 in the office of the Salt Lake County Recorder. Said entire tract is located in Lot 8, Block 18, Ten Acre Plat "A" Big Field Survey in the Southeast Quarters of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and is described as follows:

Parcel No. 4:

Beginning at the northeast corner of Lot 8, Block 18, Ten acre Plat "A" Big Field Survey, and running thence south 0°15' West 3.6 feet; thence south 89°55'09" west 125 feet; thence south 0°15'41" west 140 feet; thence west 311.36 feet; thence north 143.6 feet; thence east 436.46 feet more or less to the point of beginning.

Together with a Right of Way over the following described property: beginning at a point south 0°16' west 444.2 feet and north 89°51' east 460.41 feet from the northwest corner of Lot 9, Block 18, Ten Acre Plat "A" Big Field Survey, and running thence south 0°16' west 124 feet; thence north 89°51' east 25 feet; thence north 0°16' east 157.1 feet; thence south 89°51' west 127.31 feet to a public road; thence south 0°16' west along east boundary of said road 33.1 feet; thence north 89°51' east 102.31 feet to the point of beginning.

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°17'45" W. along the monument line of 300 East Street per said Ten Acre Plat A Big Field Survey between monuments at the intersection of 3300 South Street and the intersection of 3900 South Street in the Southwest and Southeast Quarters of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian.



PAGE 5 OF 5
DATE JANUARY 29, 2020

LOTS 8 & 9, BLOCK 18
TEN ACRE PLAT "A", BIG FIELD SURVEY
SALT LAKE COUNTY

Prepared for:
SALT LAKE COUNTY REAL ESTATE
SW & SE 1/4, Sec. 30, T.1S, R.1E, S.L.B.&M.
Work Order No. W012820061

Prepared by the Office of:
Reid J. Demman, P.L.S.
Salt Lake County Surveyor
2001 S. State St. #N1-400
Salt Lake City, Utah 84114-4575
(385) 468-8240

Prepared By: BFM Date: 01/29/2020
Surveyed By: XXX Date: ?/?/?/?
Checked By: SVK Date: 01/30/2020

EXHIBIT "B"

LOT 8, BLOCK 18, TEN ACRE PLAT
"A" BIG FIELD SURVEY

NEWSOME VILLAGE CONDOMINIUMS PLAT "B"
E#7817486, BK: 2001, PG: 29



LOT 9, BLOCK 18, TEN ACRE PLAT
"A" BIG FIELD SURVEY

3360 SOUTH STREET

- LEGEND**
- PARCEL BOUNDARIES
 - ORIGINAL LOT LINE,
 - TEN ACRE PLAT "A", BLOCK 18
 - ADJACENT PARCEL LINE

300 EAST STREET

33.00

ALAN AND KATHY DAY
16-30-381-019

ROTH GARDENS NO. 3
E#1758916, BK: W, PG: 3

SALT LAKE COUNTY
16-30-381-003

LATNER ASSOCIATES
16-30-456-016

CDKR TRUST
16-30-456-003

SALT LAKE COUNTY R.O.W.
E#2564921,
BK:3405, Pg:48

SHENANDOAH
APARTMENTS LLC
16-30-451-031

NW Corner Lot 8, Block 18,
Ten Acre Plat "A", Big Field Survey
"PARCEL 1"

SALT LAKE COUNTY
16-30-381-005

"PARCEL 1"
SALT LAKE COUNTY
16-30-381-005

"PARCEL 3"
SALT LAKE COUNTY
16-30-381-006

"PARCEL 4"
SALT LAKE COUNTY
16-30-456-006

ZACHARIAH & JENNIFER
SHIPLEY
FAMILY TRUST
16-30-456-017

LOT 1
ROTH GARDENS NO. 4
E#1895464, BK: 2, PG: 49

SCOTT & KAREN COLEMAN
16-30-456-018

400 EAST STREET

33.00

NEWSOME VILLAGE CONDOMINIUMS PLAT "A"
E#7569040, BK: 2000, PG: 36

NEWSOME VILLAGE CONDOMINIUMS PLAT "B"
E#7817486, BK: 2001, PG: 29