



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

January 29, 2020

The Salt Lake County Council
Attn: Max Burdick
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2018 Delinquent taxes
Parcel No: 21-25-480-027 PS102
Name: Utah Transit Authority

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2018 delinquent general property taxes on the above-named parcel from \$72.54 to \$-0-.

The Utah Transit Authority sold this property by Warranty Deed 09/29/2005 and an affidavit of correction was recorded 4/12/18 resulting in a portion being retained by UTA. This portion should have been 100% exempt for 2018.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)
PS 102 CATEGORY 202 GENERAL PROP

08/23/2019
09:35:58

21-25-480-027-0000

UTAH TRANSIT AUTHORITY
%PROPERTY MANAGEMENT
669 W 200 S
SALT LAKE CITY
UT 84101-1004-69

MEMOS
RELATED PARCELS

ADDRESS SUPR
ID 21634401

LAST ACTION 07/22/2019 09.16.23 LAST PMT

----- AMOUNTS DUE -----										
YEAR	DST	TAXES	PEN	+ FEE	INT	PERIOD	RATE	INTEREST	YEAR	TOTAL
2018	30	72.54		10.00	010119-082219		.0845	4.47		87.01

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 08/23/2019

87.01

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

12751843
4/12/2018 12:18:00 PM \$15.00
Book - 10664 Pg - 3101-3103
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

When recorded, return to:
Utah Transit Authority
Attn: Real Estate/TOD
669 West 200 South
Salt Lake City, UT 84101
CT-97488

AFFIDAVIT OF CORRECTION

TIN 21-25-480-002 ~~3~~ 21-25-480-003

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. That on October 4, 2005 a Special Warranty Deed was recorded in the office of the Salt Lake County Recorder as Entry No. 9511077 in Book 9198 at Page 540 (2005 Deed). The Grantor named on said Deed was Utah Transit Authority (UTA). The Grantee named on said Deed was Capitol City Sales and Manufacturing, Inc., a Utah corporation (Capitol City).
2. That Midvale Station, LLC, a Utah limited liability company is successor in interest to Capital City with respect to the 2005 Deed pursuant to a Special Warranty Deed recorded in the office of the Salt Lake County Recorder as Entry No. 12683090 in Book 10631 at Page 3673 (2017 Deed).
3. That the east boundary of Parcel 2 of the 2005 Deed and the east boundary of the 2017 Deed was intended to run along the back of an existing curb; the south boundary along an existing block wall; and the west boundary along Alta View Gardens Subdivision No. 1. Upon review of both the 2005 Deed and the 2017 Deed, together with existing boundary surveys, it was discovered that a slight discrepancy exists as to the exact location of said east, south and west boundaries.
4. That this document is given to correct and/or clarify the legal description of the 2005 Deed and that the 2005 Deed is hereby revised and ratified to reflect the following:

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of this 2 day of April, 2018.

UTAH TRANSIT AUTHORITY,

By: [Signature]

Name: Jerry Benson
Title: President/CEO

By: [Signature]

Name: Robert Biles
Title: VP of Finance

Reviewed and Approved as to Form for UTA

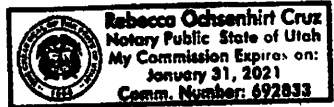
[Signature]
UTA Legal

STATE OF UTAH)
County of SALT LAKE) ss.

On the date first above written personally appeared before me, Jerry Benson and Robert Biles of the UTAH TRANSIT AUTHORITY, a public transit district organized and existing pursuant to Utah law, whom, being duly sworn by me did say that they are the President/CEO and VP of Finance respectively, of the UTAH TRANSIT AUTHORITY, and acknowledged to me that they are authorized to execute this instrument on behalf of the UTAH TRANSIT AUTHORITY.

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

[Signature]
Notary Public



"Exhibit A"

PARCEL 1:

Lot 35, ALTA VIEW GARDENS SUBDIVISION NO. 1, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.

PARCEL 2:

Beginning at the Northeast corner of Lot 35, ALTA VIEW GARDENS SUBDIVISION NO. 1, Salt Lake County, Utah, said point being South 89°45'00" West 1150.18 feet along the monument line and South 00°53'00" East 47.50 feet from the monument line at State Street and 7720 South Street, said monument being shown as North 89°59'15" East 157.38 feet and North 00°27'30" East 503.06 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah and running thence North 89°45'00" East 48.67 feet to the back of an existing curb; thence the next three (3) calls along said existing back of curb, 1) Southeasterly 31.37 feet along said curve to the right, having a radius of 43.10 feet (radius bears South 47°13'26" West) with a central angle of 41°42'26", chord bears South 21°55'21" East 30.69 feet; 2) South 00°11'17" East 81.07 feet to the beginning of a curve; 3) Southeasterly 34.91 feet along said curve to the left, having a radius of 71.00 feet with a central angle of 28°10'26", chord bears South 14°16'30" East 34.56 feet; thence departing said back of curb South 00°44'50" East 29.34 feet to a point on an existing block wall along the South line of property as shown in that certain Record of Survey performed by Byron Curtis, recorded as S2003-06-0390 on file at the Salt Lake County Surveyor's office; thence along said South line South 89°17'09" West 70.65 feet to a point on the East line of that certain plat map titled "Alta View Gardens Subdivision No. 1", recorded in Book J at Page 102, on file at the Salt Lake County, Utah Recorder's office; thence along said East line North 00°23'44" East 173.29 feet to the point of beginning

9511077 When Recorded, mail to:
Capitol City Sales and Manufacturing
3808 South West Temple, Suite 152
Salt Lake City, Utah 84115
Attn: Barry Richins

9511077
10/4/2005 9:59:00 AM \$15.00
Book - 9198 Pg - 540-542
Gary W. Ott
Recorder, Salt Lake County, UT
TALON GROUP
BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 177266FC

[PARCEL ID #21-25-480-002-0000 and 21-25-480-003-0000]

Special Warranty Deed

Utah Transit Authority, a Public transit district, organized under Title 17A, Chapter 2, Part 10, Utah Code Annistated 1953, as amended, organized and existing under the laws of the State of Utah, with its principal office at 3600 South 700 West, Salt Lake City, County of Salt Lake, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to Capitol City Sales and Manufacturing, Inc., a Utah corporation, GRANTEE, of 3808 South West Temple, Suite 152, Salt Lake City, County of Salt Lake, State of Utah, 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:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2005, and thereafter.

WITNESS the hand of said GRANTOR, this 29 day of September, A.D., 2005

**Utah Transit Authority, a Public transit district,
organized under Title 17A, Chapter 2, Part 10, Utah
Code Annistated 1953, as amended, organized and
existing under the laws of the State of Utah**

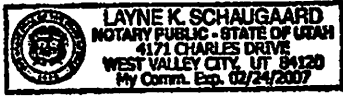

By: John M. English
Its: General Manager


By: Michael Allegra
Its: Chief of Capital Development

BK 9198 PG 540

STATE OF UTAH)
)ss.
County of Salt Lake)

On the 29 day of September, 2005, personally appeared before me John M. English and Michael Allegra, who being be me duly sworn, did say they are the General Manager and Chief of Capital Development of Utah Transit Authority, a public transit district, organized under Title 17A, Chapter 2, Part 10, Utah Code Annistated 1953, as amended, and that the foregoing instrument was signed in behalf of said public transit district and said persons acknowledged to me that said public transit district executed the same.



Layne K. Schaugard
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

PARCEL 1:

LOT 35, ALTA VIEW GARDENS SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF LOT 35, ALTA VIEW GARDENS SUBDIVISION NO. 1, SALT LAKE COUNTY, UTAH SAID POINT BEING SOUTH 89°45'00" WEST 1151.18 FEET ALONG THE MONUMENT LINE AND SOUTH 0°53'00" EAST 26.00 FEET FROM THE MONUMENT AT STATE STREET AND 77.20 SOUTH STREET, SAID MONUMENT BEING SHOWN AS NORTH 89°59'15" EAST 157.38 FEET AND NORTH 0°27'30" EAST 903.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH AND RUNNING THENCE NORTH 89°45'00" EAST 48.67 FEET; THENCE ALONG THE BACK OF CURB THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°42'38" EAST 13.46 FEET, SOUTH 14°33'54" EAST 18.64 FEET, SOUTH 01°05'03" EAST 71.23 FEET TO A POINT OF CURVATURE TO A 125.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 41.75 FEET, (CENTRAL ANGLE = 19°08'05", CHORD BEARING AND DISTANCE = SOUTH 10°39'06" EAST 41.55 FEET) LEAVING SAID CURB LINE; THENCE SOUTH 0°53'00" EAST 31.88 FEET TO THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 89°49'29" WEST 68.27 FEET ALONG SAID LINE; THENCE NORTH 0°53'00" WEST 172.78 FEET TO THE POINT OF BEGINNING.