

WHEN RECORDED MAIL TO:
West Valley City Recorder's Office
3600 South Constitution Blvd.
West Valley City, Utah 84119

Space above for County Recorder's use
Portion of parcel #14-24-227-007

SPECIAL WARRANTY DEED

El Dorado Investment Company, L.C., a Utah limited liability company, having an address of 4901 West 2100 South, West Valley City, Utah 84120, GRANTOR, for the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, hereby CONVEYS, WARRANTS, TRANSFERS, AND ASSIGNS, against all claiming by through or under it, to WEST VALLEY CITY, a municipal corporation of the State of Utah, having an address of 3600 South Constitution Boulevard, West Valley City, Utah 84119, GRANTEE, the land and all the improvements thereon, located in Salt Lake County, State of Utah, as more particularly described as follows:

A parcel of land in fee for highway purposes, being part of an entire tract of property, situate in the Southeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 2 West, Salt Lake base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the East Quarter Corner of said Section 24; and running thence S.89°40'45"W.470.21 feet along the quarter section line to the southwest corner of said entire tract;; thence N.00°01'40"E. 66.00 feet along the westerly boundary line of said entire tract; thence N.89°40'45"E. 46.48 feet to the point of tangency of a 394.00-foot radius curve to the left; thence Northeasterly 616.60 feet along the arc of said curve, (chord bears N.44°50'44"E. 555.58 feet); thence N.00°00'44"E. 60.00 feet to the point of tangency of a 3033.00-foot radius curve to the right; thence Northerly 221.55 feet along the arc of said curve, (chord bears N.02°06'17"E. 221.50 feet) to the point of reverse curvature of a 2967.00-foot radius curve to the left; thence Northerly 176.93 feet along the arc of said curve, (chord bears N.02°29'21"E. 176.90 feet) to the northerly boundary line of said entire tract; thence N.89°58'49"E. 16.26 feet, more or less, along said northerly boundary line to the easterly boundary line of said entire tract and east line of said Section 24; thence S.00°00'44"W. (record S.00°00'16"W.) 915.63 feet along said easterly boundary line and east section line to the Point of Beginning.

The above described parcel of land contains 88,227 square feet in area or 2.025 acres.

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

