

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 #14-24-201-007

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 Southwest 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 southeast corner of said entire tract, which point is 1325.20 feet S.89°40'47"W. along the quarter section line from the East Quarter Corner of said Section 24; and running thence S.89°40'47"W. 662.74 feet along the southerly boundary line to the westerly boundary line of said entire tract, also being a point on the easterly boundary of the West Valley Truck Center subdivision, according to the official plat there as recorded in Book 99-10p at page 293 in the office of the Salt Lake County Recorder; thence N.00°05'04"E. 33.00 feet along said westerly boundary, and along the easterly boundary of said subdivision to a northeast corner of said subdivision; thence Easterly 396.35 feet along the arc of a 4737.00-foot radius non-tangent curve to the left, chord bears N.87°17'07"E. 396.23 feet to the point of reverse curvature of a 4803.00-foot radius curve to the right; thence Easterly 267.48 feet along the arc of said curve, chord bears N.86°31'55"E. 267.44 feet to the easterly line of said entire tract; thence S.00°03'25"W. 64.24 feet along said easterly boundary line to the Point of Beginning.

The above described parcel of land contains 30,762 square feet in area or 0.706 acre.

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

