

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

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Portion of parcel #15-32-354-030

### SPECIAL WARRANTY DEED

**TyP Company**, having an address of P.O. Box 943, West Jordan, Utah 84088, 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 STRIP OF LAND BEING 40.00 FEET IN WIDTH, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN WEST VALLEY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID STRIP BEING A PORTION OF AN ENTIRE TRACT OF LAND CONVEYED TO TYP COMPANY BY WARRANTY DEED, RECORDED DECEMBER 13, 2007, AS ENTRY NO.: 10299058, IN BOOK 9547, AT PAGE 8955 OF OFFICIAL RECORDS ON FILE WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID STRIP BEING THAT PORTION OF THE SUBJECT PARCEL NOW OCCUPIED BY 4000 WEST STREET, AN 80.00 FOOT WIDE PUBLIC RIGHT OF WAY, SAID STRIP AND PORTION OF ENTIRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, SAID POINT BEING NORTH 00°01'50" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 172.00 FEET, FROM THE SALT LAKE COUNTY STANDARD FLAT BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; AND RUNNING THENCE NORTH 00°01'50" WEST, ALONG THE WEST LINE OF SAID ENTIRE TRACT AND THE SECTION LINE, A DISTANCE OF 113.00 FEET, TO THE NORTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°53'25" EAST, ALONG THE NORTH LINE OF SAID ENTIRE TRACT, A DISTANCE OF 40.00 FEET, TO THE EAST LINE OF 4000 WEST STREET; THENCE SOUTH 00°01'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 113.00 FEET, TO THE SOUTH LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°53'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING. CONTAINS: 4,520 SQUARE FEET.

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

WITNESS the hand of said GRANTOR, this 30 day of October, 2014.

GRANTOR

TyP Company DANNY LE PHUNG CHAU

Danny Le Phung Chau  
By: Danny Le Phung Chau

Title: DANNY LE & PHUNG CHAU

State of Utah )

County of Salt Lake ) :SS

On this 30 day of October, 2014, personally appeared before me, Danny Le and Phung Chau whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed to me that he executed the foregoing instrument in the capacity indicated.

Linda R Anderson  
Notary Public

