



After Recording Return To:
Mail Tax Notices To:
Stonefly Land Company, LLC
9071 South 1300 West
West Jordan, UT 84088

File Number: 21-4125-JL
Parcel ID: 33-03-477-016

13554645
2/3/2021 10:52:00 AM \$40.00
Book - 11111 Pg - 5309-5311
RASHELLE HOBBS
Recorder, Salt Lake County, UT
REAL ADVANTAGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed

Know All Men By These Presents that I, **Clayton Parry, Trustee of The Gerald C. Parry Family Trust, a revocable trust dated September 25, 2003**, (henceforth referred to as "Grantor") of **West Jordan, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Stonefly Land Company, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantee") of **9071 South 1300 West, West Jordan, UT 84088**, with **WARRANTY COVENANTS**:

BEGINNING SOUTH 744.15 FEET AND EAST 313.5 FEET FROM THE CENTER OF SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; SOUTH 80°06' EAST 1282.05 FEET; THENCE SOUTH 33° WEST 57.75 FEET; THENCE SOUTH 3°30' EAST 148.5 FEET; THENCE SOUTH 41° EAST 82.5 FEET; THENCE SOUTH 64.35 FEET; THENCE NORTH 80°06' WEST 1501.5 FEET; THENCE NORTH 35° EAST 247.5 FEET; THENCE NORTH 27°09'44" EAST 93.06 FEET MORE OR LESS TO BEGINNING.

LESS & EXCEPTING:

BEGINNING SOUTH 89°46' EAST 162.02 FEET AND SOUTH 00°14' WEST 939.95 FEET FROM CENTER SOUTHEAST 1/4 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; NORTH 35°34'20" EAST 62.32 FEET; THENCE SOUTH 79°43'20" EAST 1427.19 FEET; THENCE EASTERLY ALONG A 183 FOOT RADIUS CURVE TO THE RIGHT 37.43 FEET; THENCE SOUTH 00°34'20" WEST 58.46 FEET; NORTH 79°31'40" WEST 1500.86 FEET TO BEGINNING.

LESS & EXCEPTING:

WARRANTY DEED

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Ent 13554645 BK 11111 PG 5309

BEGINNING SOUTH 89°59'27" WEST 997.31 FEET AND NORTH 00°00'33" WEST 585.17 FEET AND SOUTH 27°09'44" WEST 93.06 FEET AND 35°00'00" WEST 18.02 FEET FROM THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; SOUTHWESTERLY ALONG A 334 FOOT RADIUS CURVE TO THE RIGHT 1.58 FEET (CHORD SOUTH 32°29'28" WEST 1.58 FEET); SOUTH 32°37'37" WEST 98.36 FEET; SOUTH 61°11'34" WEST 8.36 FEET; THENCE SOUTHWESTERLY ALONG A 270 FOOT RADIUS CURVE TO THE LEFT 26.12 FEET. CHORD SOUTH 29°37'43" WEST 6.11 FEET); THENCE NORTH 80°05'49" WEST 3.20 FEET; THENCE NORTH 35°00'00" EAST 134.81 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING:

BEGINNING SOUTH 89°59'27" WEST 997.31 FEET AND NORTH 00°00'33" WEST 585.17 FEET AND 27°09'44" WEST 93.06 FEET AND SOUTH 35°00'00" WEST 247.50 FEET TO BEGINNING; THENCE NORTH 35°00'00" EAST 32.37 FEET; THENCE SOUTH 79°54'09" EAST 13.64 FEET; THENCE SOUTH 25°38'48" WEST 14.31 FEET; THENCE SOUTH 10°26'25" WEST 15.25 FEET; THENCE SOUTH 25°38'48" WEST 0.25 FEET; THENCE NORTH 80°06'00" WEST 23.28 FEET TO BEGINNING.

LESS AND EXCEPTING:

BEGINNING SOUTH 89°59'27" WEST 997.31 FEET AND NORTH 00°00'33" WEST 585.17 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; SOUTH 80°06'00" EAST 0.76 FEET; THENCE SOUTH 28°23'50" WEST 33.63 FEET; THENCE NORTH 27°09'44" EAST 33.39 FEET TO BEGINNING.

Tax Parcel #: 33-03-477-016

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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WARRANTY DEED

In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 1 day of February, 2021

The Gerald C. Parry Family Trust, a revocable trust dated September 25, 2003

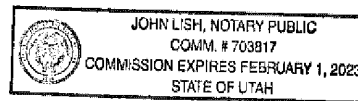
By: Clayton G. Parry
Clayton Parry, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 1 day of February, 2021, before me John Lish, a notary public, personally appeared Clayton Parry, Trustee of The Gerald C. Parry Family Trust, a revocable trust dated September 25, 2003, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



Mail Recorded Deed and Tax Notice To:
Stonefly Land Company LLC, a Utah limited liability company
9071 S 1300 W, Ste 100
West Jordan, UT 84088

13866285 B: 11292 P: 8704 Total Pages: 3
01/10/2022 04:11 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CSC ERECORDING
919 N 1000 WLOGAN, UT 84321



File No.: 153539-CAP

SPECIAL WARRANTY DEED

Wayne Niederhauser, as to an undivided 1/3 interest and Garry Mickelsen, as to an undivided 1/3 interest and Christopher McCandless, as to an undivided 1/3 interest

GRANTOR(S) of West Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Stonefly Land Company LLC, a Utah limited liability company

GRANTEE(S) of West Jordan, State of Utah

for the sum of Ten and no/100 (\$10.00) 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

TAX ID NO.: 33-02-351-020 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10th day of January, 2022.

Wayne Niederhauser
Wayne Niederhauser
Garry Mickelsen
Garry Mickelsen
Christopher McCandless
Christopher McCandless

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of January, 2022, before me, personally appeared Wayne Niederhauser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Kendra Wilde
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of January, 2022, before me, personally appeared Garry Mickelsen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Kendra Wilde
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 10th day of January, 2022, before me, personally appeared Christopher McCandless, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Kendra Wilde
Notary Public



EXHIBIT A
Legal Description

Beginning South 00°01'11" West 2238.96 feet and East 158.79 feet, more or less, from the West quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Meridian; thence South 79°52'34" East 100 feet; thence South 13°37'21" West 42.36 feet; thence South 02°37'32" West 85.57 feet; thence South 00°41'43" East 62.11 feet, more or less; thence North 07°02'49" West 55.6 feet; thence North 02°53'49" West 50.3 feet; thence North 11°22'11" East 55.5 feet; thence North 80°06'01" West 1265.22 feet; thence North 28°23'56" East 15.93 feet; thence North 36°00'52" East 16.08 feet; thence South 80°15'10" East 1159 feet to the beginning.