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12/26/2017 9:36:00 AM \$13.00  
Book - 10632 Pg - 8729-8730  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
KEY LAND TITLE  
BY: eCASH, DEPUTY - EF 2 P.

When recorded, please mail to:  
Conrad Petersen  
4160 South Highland Drive  
Salt Lake City, UT 84124  
#17-1208-ND

## SPECIAL WARRANTY DEED

CONRAD L PETERSEN, of Salt Lake City, Salt Lake County, Utah, GRANTORS,

Hereby CONVEY and WARRANT to

CONRAD PETERSEN AND WHITNEY PETERSEN, HUSBAND AND WIFE AS JOINT TENANTS, of Salt Lake City, Salt Lake County, GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

**See Attached Exhibit A**

**Tax Parcel No. 22-04-205-001-0000**

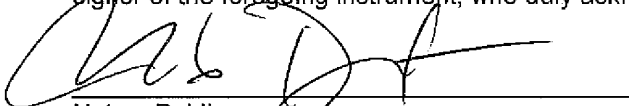
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

WITNESS the hand of said grantor, this 19 day of December, 2017.

  
\_\_\_\_\_  
CONRAD L PETERSEN PETERSEN *clp*

STATE OF UTAH            )  
                                  )ss.  
COUNTY OF SALT LAKE    )

On this 19 day of December, 2017, personally appeared before me, **CONRAD L PETERSEN** the signor of the foregoing instrument, who duly acknowledged before me that they executed the same.

  
\_\_\_\_\_  
Notary Public

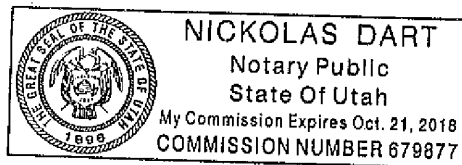


Exhibit A

**BEGINNING AT A POINT ON THE WEST SIDE OF HIGHLAND DRIVE WHICH IS EAST 36.65 FEET AND SOUTH 524.55 FEET AND NORTH 11°18' WEST 120 FEET FROM A CUT SANDSTONE MONUMENT MARKING THE EAST SIDE OF HIGHLAND DRIVE AND SAID TO BE ON THE NORTH LINE OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN (SAID POINT BEING THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 345 PAGE 657 RECORDS OF SALT LAKE COUNTY INSTRUMENT #952791), AND RUNNING THENCE NORTH 11°18' WEST ALONG THE WEST LINE OF SAID HIGHLAND DRIVE 68 FEET MORE OR LESS TO THE SOUTH LINE OF A 50 FOOT STREET; THENCE NORTH 89°38' WEST 125 FEET; THENCE SOUTHEASTERLY TO A POINT NORTH 89°38' WEST 125 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 89°38' EAST 125 FEET TO THE PLACE OF BEGINNING.**

**LESS AND EXCEPTING A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF HIGHLAND DRIVE AS DISCLOSED BY WARRANTY DEED RECORDED ON AUGUST 21, 2001, AS ENTRY NO. 7980508, IN BOOK 8491, AT PAGE 4330. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, SAID POINT BEING 78.084 M (256.18 FEET) NORTH 11°07'30" WEST ALONG THE MONUMENT LINE AND 10.133 M (33.24 FEET) WEST FROM A SALT LAKE COUNTY MONUMENT AT THE CENTER OF THE INTERSECTION OF SAID HIGHLAND DRIVE AND HOLLADAY BOULEVARD (BY DEED SAID POINT BEING 36.65 FEET EAST AND 524.55 FEET SOUTH AND 120.00 FEET NORTH 11°18'00" WEST FROM A CUT SANDSTONE MONUMENT MARKING THE EAST SIDE OF SAID HIGHLAND DRIVE AND SAID TO BE ON THE NORTH LINE OF SAID SECTION 4), AND RUNNING THENCE NORTH 89°38'00" WEST 1.334 M (4.38 FEET) TO A POINT 11.250 M (36.91 FEET) PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT; THENCE NORTH 11°07'30" WEST 17.800 M (58.40 FEET) ALONG A LINE PARALLEL TO SAID CENTERLINE; THENCE NORTH 50°00'00" WEST 4.476 M (14.68 FEET); THENCE SOUTH 89°38'00" EAST 4.136 M (13.57 FEET); THENCE SOUTH 11°18'00" EAST 20.727 M (68.00 FEET) TO THE POINT OF BEGINNING.**