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12/30/2016 11:04 AM \$14.00
Book - 10516 Pg - 6499-6501
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SEAL & KENNEDY
1366 E MURRAY-HOLLADAY RD #200
SLC UT 84117
BY: CRA, DEPUTY - MA 3 P.

WHEN RECORDED, MAIL TO:

Colby & Meghan Miller
2103 E. 5290 South
Holladay, UT 84117

WARRANTY DEED

ROBERT C. MILLER, Grantor, hereby **CONVEYS AND WARRANTS**
to COLBY J. MILLER and MEGHAN MILLER, as joint tenants with
rights of survivorship and not as tenants in common, of 2103 E.
5290 South, Holladay, Utah 84117, Grantees, for the sum of Ten
Dollars (\$10.00) and other good and valuable consideration, the
following described real property located in Salt Lake County,
State of Utah:


SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

- a) easements, restrictions,
encumbrances, or reservations of record;
- b) easements or rights-of-way, if any,
not recorded but which have been established
and now exist by operation of law or equity
upon the property or any portion or portions
thereof;
- c) for the longer of the natural life
of ROBERT C. MILLER or ten (10) years,
ROBERT C. MILLER and MATTHEW R. MILLER and
DUSTIN B. MILLER shall each have the right
to use the detached "side garage" on the
property described in Exhibit "A" for
storage purposes, together with rights of
ingress and egress thereto; and

d) the rights of MATTHEW R. MILLER and DUSTIN B. MILLER, or their children or other issue if either or both are not then surviving, to share in certain of the proceeds from the sale or other disposition of the property described in Exhibit "A" on or before December 31, 2026, as more particularly set forth in that certain Promissory Note of even date herewith executed by Grantees in favor of Grantor.

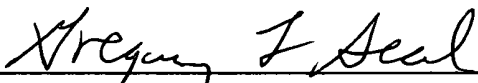
WITNESS the hand of said Grantor, this 27th day of December, 2016.



ROBERT C. MILLER

STATE OF UTAH)
 (ss.
COUNTY OF Salt Lake)

On the 27 day of December, 2016, personally appeared before me ROBERT C. MILLER, signer of the foregoing instrument, who acknowledged to me that he executed the same.



NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:
6-4-17

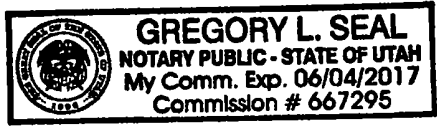


EXHIBIT "A"

Parcel No. 22-10-355-041-0000

BEG N 495.1 feet and E 1195.32 feet from SW corner of Section 10, T2S, R1E, SLM: (said point being N 500.62 feet and E 1230.02 feet from the official county monument for said section corner); N 46 deg 05 min W 95.22 feet; N 179.51 feet more or less; W 38.73 feet more or less; N 46 deg 16 min 30 sec W 6.45 feet; S 65 deg 08 min 22 sec W 118.92 feet; N 80 deg 44 min 20 sec W 106.47 feet; S 217.15 feet; E 324.96 feet more or less to the Beg. Cont. 1.38 acres, more or less.