

RECORDING REQUESTED BY:  
JONES WALDO HOLBROOK & McDONOUGH PC  
SEND TAX NOTICE TO:  
RAYMOND F. RADDON and MICKI L. RADDON  
4643 Tina Way  
Salt Lake City, UT 84107  
AFTER RECORDING RETURN TO:  
JONES WALDO ATTN: CLV  
170 South Main Street, Suite 1500  
Salt Lake City, Utah 84101

) 01019999 B: 2295 P: 1895  
Page 1 of 3  
Mary Ann Trussell, Summit County Utah Recorder  
05/27/2015 02:53:31 PM Fee \$15.00  
By JONES WALDO  
Electronically Recorded

SPACE ABOVE FOR RECORDER'S USE  
PARCEL ID NUMBER: SS-78-6

## Special Warranty Deed

DOCUMENTARY TRANSFER TAX -0-

For good and other valuable consideration, RAYMOND F. RADDON and MICKI L. RADDON do hereby convey and warrant against all claiming by, through, or under them, all their interest in and to the following described real property in the County of Summit, State of Utah to:

RAYMOND F. RADDON and MICKI L. RADDON, Trustees, or their successors in trust, under the RADDON FAMILY LIVING TRUST, dated February 18, 2015, and any amendments thereto.

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO.

Date: April 9th, 2015

Raymond F. Raddon  
RAYMOND F. RADDON

STATE OF UTAH

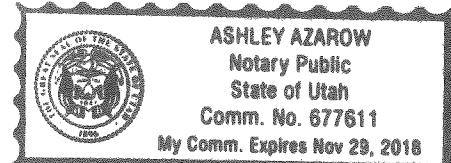
COUNTY OF SALT LAKE

Micki L. Raddon  
MICKI L. RADDON

)  
SS

The foregoing instrument was acknowledged before me this April 9th, 2015  
by RAYMOND F. RADDON and MICKI L. RADDON.

Ashley Azarow  
Notary Public



*This instrument has been prepared by Jones Waldo Holbrook & McDonough PC solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.*

**Exhibit A**  
**Special Warranty Deed**

**Said property being located in Section 29, Township 1 South, Range 5 East, Salt Lake Base & Meridian.**

**Lot 99, more particularly described as follows:**

**BEGINNING** at a point that is due East 1766.229 feet and due South 3695.40 feet from the Northeast Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian, Summit County, Utah (said Northeast corner bearing North 89°23'18" East from Northwest Corner and being the basis of bearing for this description), thence South 31°51'44" West 1213.181 feet; thence South 63°52'08" West 295.169 feet; thence North 71°50'50" West 320.975 feet; thence North 12°14'32" West 542.333 feet; thence North 15°32'34" West 1504.482 feet; thence South 62° East 1957.700 feet to the point of **BEGINNING**.

Together with and subject to a 50 foot right-of-way designed as Right-of-way "Q".

**RIGHT-OF-WAY "Q"**

**A 50 foot right-of-way, 25 feet on each side of its center line, described as follows:**

**BEGINNING** at a point North 89°38'12" East along the section line 2770.525 feet and due South 1874.418 feet from the Southwest Corner of Section 20, Township 1 South, Range 5 East, SLB&M, which corner is North 89°23'18" East (used as the basis of bearing for this description) from the Northwest Corner of Section 30, Township 1 South, Range 5 East, SLB&M; thence South 54°30'24" West 110.193 feet; thence South 34°29'31" West 871.768 feet; thence South 19°39'14" West 668.973 feet; thence South 31°51'44" West 1695.472 feet; thence South 63°52'08" West 223.098 feet; thence South 71°50'50" West 320.975 feet; thence North 12°14'32" West 542.333 feet; thence North 82°52'30" West 282.179 feet; thence South 69°19'15" West 1092.241 feet; thence South 55°16'16" West 1070.747 feet; thence North 79°52'31" West 284.429 feet; thence North 36°59'20" West 482.001 feet; thence North 29°25'39" West 447.772 feet; thence North 45°21'21" West 569.232 feet; thence North 31°57' West 548.019 feet; thence North 36° West 750.494 feet to a point on the Southerly Right-of-way line of State Highway 196, said point being due East 1614.513 feet and due North 2479.659 feet from the Southwest Corner of Section 30, Township 1 South, Range 5 East, SLB&M.

## Exhibit A (CONTINUED)

**SUBJECT** to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

**LIMITED TO SURFACE RIGHTS ONLY.** No mineral or oil rights are being conveyed.

**SUBJECT** To the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

**GRANTOR HEREIN** reserves unto itself and/or assigns and beneficiaries all of those Covenants and Conditions as set forth in that certain Warranty Deed April 3rd, 1978, by and between **TRACY LAND AND LIVESTOCK COMPANY**, Grantor, and **UTAH TITLE AND ABSTRACT COMPANY**, Trustee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry No. 116016, of Official Records of Wasatch County, Utah.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.

This is shown for informational purposes only: Tax ID No. SS-78-6