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Mail Recorded Deed & Tax Notice To:
Stena Group
c/o Oakley P.O. Land Co., LLC
155 North 400 West, Suite 580
Salt Lake City, UT 84103

Rhonda Francis Summit County Recorder

05/09/2023 11:55:57 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded



**COTTONWOOD
TITLE**

File No.: 162225-CPI

SPECIAL WARRANTY DEED

Zane K. Woolstenhulme and Kena W. Rydalch, as Successor Trustees of the Kenneth E. and Karren F. Woolstenhulme Trust, dated the 12th day of January, 1998 and amended and restated January 19, 2015,

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

Oakley P.O. Land Co., LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: OT-45 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 8th day of May, 2023.

Kenneth E. and Karren F. Woolstenhulme
Trust, dated the 12th day of January, 1998
and amended and restated January 19, 2015

BY: 
Zane K. Woolstenhulme
Successor Trustee

BY: 
Kena W. Rydalch
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8th day of May, 2023, before me, personally appeared Zane K. Woolstenhulme, 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 on behalf of Kenneth E. and Karren F. Woolstenhulme Trust, dated the 12th day of January, 1998 and amended and restated January 19, 2015.



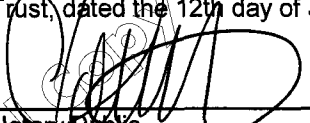
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 8th day of May, 2023, before me, personally appeared Kena W. Rydalch, 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 on behalf of Kenneth E. and Karren F. Woolstenhulme Trust, dated the 12th day of January, 1998 and amended and restated January 19, 2015.



Notary Public

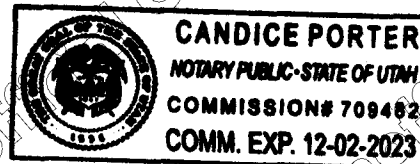


EXHIBIT A
Legal Description

Beginning at a point 36 rods North and 8 rods East of the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence West 6 rods; thence North 4 rods; thence East 8 rods; thence South 27°00'00" West more or less to the point of beginning.

ALSO:

Beginning at a point 36 rods North and 88 feet East of the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence West 55 feet; thence North 14 feet 11 inches; thence East 55 feet; thence South 14 feet 11 inches to the point of beginning.

ALSO:

Beginning at a point 32 rods North and 6 rods East of the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence East 2 rods; thence North 4 rods; thence Southwesterly 60°00'00" more or less to the point of beginning continuing 4 square rods.

ALSO:

Beginning 32 rods North and 6 rods East of the Southwest corner of Section 20; thence West 4 rods; thence North 4 rods East; thence 6 rods Southwesterly to the point of beginning.

ALSO:

Beginning at a point 36 rods North and 8 rods East of the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence East 2 rods; thence North 4 rods; thence South 27°00'00" West more or less to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel:

Commencing North 693.00 feet and East 82.08 feet from the Southwest corner of Section 20, Township 1 South, Range 6 East, Salt Lake Base and Meridian; thence North 98.67 feet; thence East 7.33 feet; thence North 23.33 feet; thence East 42.59 feet; thence South 122.00 feet; thence West 49.92 feet to the point of beginning.