

2-15  
27.2

**When Recorded Return To:**  
Dennis M. Astill, PC  
7730 S Union Park Ave-Ste 130  
Midvale, Utah 84047

**Send Tax Notices To:**  
Michael E. Bowers  
2601 W Bridle Oak Dr  
South Jordan, UT 84095-3491

12164484  
11/04/2015 10:34 AM \$27.00  
Book - 10376 Pg - 7195-7196  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
ASTILL LAW  
7730 S UNION APRK AVE STE 130  
MIDVALE UT 84047  
BY: TRA, DEPUTY - MA 2 P.

**SPECIAL  
WARRANTY DEED**

LISA B. NIELSEN, Grantor of Salt Lake County, State of Utah, hereby Conveys and Warrants against all persons claiming by, through or under Grantor, all of Grantor's right, title and interest to DENISE B. RIDER, of 644 W Vance Drive, Kanab, Utah, and RUSSELL F. BOWERS, of 11560 S Oakshire Lane, Sandy, Utah, as tenants-in-common, Grantees, conveying to each such Grantee one-half of the interest held by Grantor, for TEN DOLLARS and other good and valuable consideration, in the following described tracts of land in Salt Lake County, State of Utah:

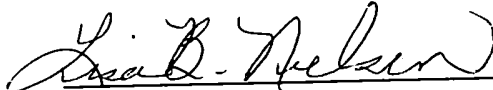
See attached Exhibit A

**Tax Parcel Nos.: 24-18-251-001-0000; 24-18-252-008-0000; 24-18-253-002-0000;  
24-18-132-019-0000; 24-18-176-002-0000; 24-18-176-009-0000**

TOGETHER WITH any buildings, improvements, water rights, water shares, and all rights-of-way, easements, privileges and appurtenances.

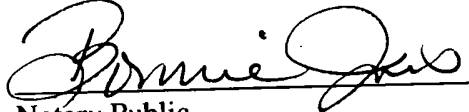
SUBJECT TO all easements, restrictions and rights of way of record.

WITNESS, the hand of said Grantor this <sup>09</sup> day of ~~June~~<sup>October</sup>, 2015.

  
\_\_\_\_\_  
Lisa B. Nielsen

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

The foregoing instrument was acknowledged before me this <sup>9<sup>th</sup></sup> day of June, 2015, by LISA B. NIELSEN, Grantor.

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

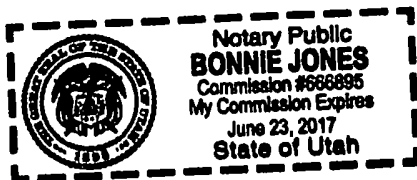


EXHIBIT A  
Legal Descriptions

**Parcel 1: Tax Parcel 24-18-251-001-0000**

Beginning at a point South 0°50' East 162.5 feet from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 18, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running South 0°50' East 237.5 feet; thence South 60° East 125 feet; thence South 80°05' East 69 feet; thence North 0°50' West 300 feet; thence North 80°05' West 69 feet; thence South 89°10' West 108.25 feet to the point of beginning.

**Parcel 2: Tax Parcel 24-18-252-008-0000**

Beginning at a point 172.79 feet South 00°50'00" East and 175.97 feet East from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 18, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said point also being the common North corner to Cabin Parcels 10-27 (Book 5428, Page 1719) and 10-23 (Book 6185, Page 685) as recorded in the Salt Lake County Recorder's Office; thence along the Northerly boundary of said Cabin Parcel 10-27 the following two (2) calls; North 80°05'00" West 68.91 feet; thence South 89°10'00" West 108.25 feet; thence leaving said Northerly boundary of Cabin Parcel 10-27 North 00°50'00" West a distance of 12.50 feet; thence North 89°10'00" East a distance of 108.25 feet; thence South 80°05'00" East a distance of 68.97 feet; thence South 00°41'19" East a distance of 12.50 feet to the point of beginning.

**Parcel 3: Tax Parcel 24-18-253-002-0000**

Beginning at a point North 0°47'30" West along the quarter Section line 775.00 feet from the center of Section 18, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 59°57'30" East 125.00 feet; thence North 0°47'30" West 125.00 feet; thence South 80°02'30" East 99.34 feet; thence South 0°47'30" East 177.00 feet; thence North 74°30' West 101.68 feet; thence North 59°57'30" West 125.00 feet to the said quarter Section line; thence North 0°47'30" West along said quarter Section line 42.00 feet to the point of beginning.

**Parcel 4: Tax Parcel 24-18-132-019-0000**

Lots 40, 41, 42, 43, 44 and 45, Block 1, PINE LODGE SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

**Parcel 5: Tax Parcel 24-18-176-002-0000**

Lots 39, 40, 41 and 42, Block 2, PINE LODGE SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

**Parcel 6: Tax Parcel 24-18-176-009-0000**

Lots 43, 44 and 45, Block 2, PINE LODGE SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.