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1/15/2016 8:22:00 AM \$12.00
Book - 10395 Pg - 7584-7585
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Agency, LLC
7730 S. Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

AFTER RECORDING RETURN TO:
Blue Bird Investments, LLC
9072 Greenhills Drive
Cottonwood Heights, UT 84093

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **394-5751218 (DAQ)**
A.P.N.: **28-12-152-017-0000**

James Lenker Williams and Susannah Lindsay Williams, Grantor, of **Cottonwood Heights , Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Blue Bird Investments LLC, Grantee, of **Cottonwood Heights , Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

BEGINNING AT A POINT OF THE EAST SIDE OF LITTLE COTTONWOOD LANE, SAID POINT BEING EAST 116.40 FEET AND NORTH 78°50'00" EAST 44.023 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 78°50'00" EAST 77.977 FEET; THENCE NORTH 87°36'00" EAST 80.160 FEET; THENCE NORTH 0°21'10" EAST 127.468 FEET; THENCE SOUTH 86°01'13" WEST 26.636 FEET; THENCE SOUTH 80°03'44" WEST 24.505 FEET A POINT ON A 274.57 FOOT RADIUS CURVE; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT 179.035 FEET (CHORD BEARS SOUTH 37°20'03" WEST 175.88 FEET) TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **January 11, 2016**.

Witness, the hand(s) of said Grantor(s), this January 12, 2013



James Lenker Williams

Susannah Lindsay Williams

On January 11, 2016, personally appeared before me, **James Lenker Williams and Susannah Lindsay Williams**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Michelle R. Hanson
Notary Public
Michelle R. Hanson
(Printed Name)
My Commission expires: August 21, 2016

