

**WHEN RECORDED, MAIL TO:**  
L. S. MCCULLOUGH, ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
ZIONS BANK BUILDING  
10 E. SOUTH TEMPLE, SUITE 900  
SALT LAKE CITY, UTAH 84133

**GRANTEE'S ADDRESS:**  
2184 BENDAMERE CIRCLE  
SALT LAKE CITY, UTAH 84109

12247021  
03/25/2016 01:59 PM \$17.00  
Book - 10414 Pg - 7467-7470  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
CLYDA BRATTOS  
2184 BENDAMERE CIR  
SALT LAKE CITY UT 84109  
BY: TJP, DEPUTY - WI 4 P.

THIS SPACE FOR RECORDER'S USE ONLY

Parcel # 16-27-132-015-0000

**SPECIAL WARRANTY DEED**

The purpose of this special warranty deed is to segregate the parcel into two separate lots for tax purposes. **CLYDA A. BRATTOS** as Trustee of The Clyda A. Brattos Family Living Trust dated November 18, 1998, and **CLYDA A. BRATTOS**, Trustee of the Leif E. Brattos Family Living Trust dated November 17, 1998, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them an undivided one-half interest to **CLYDA A. BRATTOS**, as Trustee of the Leif E. Brattos Family Living Trust, dated November 18, 1998, and an undivided one-half interest to **CLYDA A. BRATTOS**, as Trustee of the Clyda A. Brattos Family Living Trust dated November 18, 1998, as restated on May 17, 2013, grantee, of Salt Lake County, for the sum of \$10.00 and for other good and valuable consideration, in the following described tract of land in Salt Lake County, state of Utah:

See attached **Exhibit A** for legal description and attached **Exhibit B** for a copy of the approval for Deep Lot No. 79.

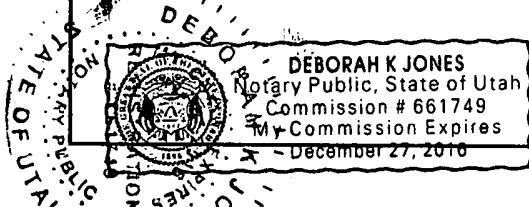
WITNESS, the hands of said grantors this 25<sup>th</sup> day of March, 2016.

*Clyda A. Brattos*  
**CLYDA A. BRATTOS**, Trustee of The Clyda A. Brattos Family Living Trust dated November 18, 1998, and of The Leif E. Brattos Family Living Trust dated November 17, 1998.

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

On the 25<sup>th</sup> day of March, 2016, personally appeared before me, **CLYDA A. BRATTOS**, Trustee of The Clyda A. Brattos Family Living Trust dated November 18, 1998, and of The Leif E. Brattos Family Living Trust dated November 17, 1998, the signer of the within instrument, who duly acknowledged to me that she executed the same.

*Deborah K. Jones*  
**NOTARY PUBLIC**  
Residing at: SALT LAKE COUNTY



**EXHIBIT A**  
**TO SPECIAL WARRANTY DEED**

Real property located in Salt Lake County, state of Utah, more particularly described as follows:

**Beginning at a point being North 89°52'00" West 65.29 feet and South 0°04'00" East 120.31 feet from the Northwest Corner of Lot 20, Bendamere Heights Subdivision, said Northwest Corner of Lot 20 being South 0°04'00" East 319.75 feet along the centerline of Conner Street to the centerline of Bendamere Circle and South 89°52'00" East 334.53 feet along the centerline of Bendamere Circle and South 0°08'00" West 25.00 feet from a street monument found at the intersection of Atkin Avenue and Conner Street, and running thence South 89°52'00" East 73.12 feet; thence South 0°19'00" East 63.86 feet; thence South 89°07'00" East 46.56 feet to and long the south line of said Bendamere Heights to the Northeast Corner of Fisher Circle Subdivision; thence South 0°13'15" East 84.46 feet along the west line of said Fisher Circle Subdivision; thence North 89°31'44" West 129.93 feet to the Southeast corner of the Isaac C. and Tiffany R. Morris property as described by Warranty Deed recorded May 11, 2015 as Entry No. 12047970 in Book 10323 at Page 418; thence North 85.39 feet along the east line to the Northeast corner of said Morris property; thence North 89°07'00" West 75.07 feet along the north line of said Morris Property to the Southeast corner of the Ricky L. Robinson property as described by Warranty Deed recorded June 2, 2014 as Entry No. 11859091 in Book 10235 at Page 3022; thence North 0°04'00" West 61.79 feet along the east line of said Robinson property; thence South 89°52'00" East 84.71 feet to the point of beginning.**

**Together with a right of way granted in a Warranty Deed recorded October 19, 1978 as Entry No. 3184565, in Book 4757 at Page 860 in the Official Records of the County Recorder of Salt Lake County, Utah, as illustrated on Deep Lot No. 79 approved by Salt Lake County on August 31, 1982 and the Plat with Recordation Number S2016-02-0170; Job Number 6683.**

**Together with a right-of-way beginning at the Northwest Corner of Lot 20, Bendamere Heights Subdivision and being on the south line of Bendamere Circle said point being South 0°04'00" East 319.75 feet along the centerline of Conner Street to the centerline of Bendamere Circle and South 89°52'00" East 334.53 feet along the centerline of Bendamere Circle and South 0°08'00" West 25.00 feet from a street monument found at the intersection of Atkin Avenue and Conner Street, and running; thence Southeasterly 7.58 feet along the arc of 102.07 foot radius curve to the right(center bears South 0°08'00" West and the long chord bears South 87°44'21" East 7.58 feet with a central angle of 4°15'18") along the south line of said Bendamere Circle; thence South 0°04'00" East 60.00 feet; thence South 0°19'00" East 60.03 feet; thence North 89°52'00" West 15.00 feet; thence North 0°19'00" West 33.55 feet; thence North 89°41'00" East 3.50 feet; thence North 0°19'00" West 59.96 feet; thence North 0°04'00" West 60.35 feet to the south line of Bendermere Circle; hence South 89°52'00" East 3.93 feet along the south line of said Bendamere Circle to the point of beginning.**

**Further subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.**

**Contains 20,944 square feet. 0.48 acres.**

Parcel No. 16-27-132-015-0000      (Lot 2)

**EXHIBIT B  
TO SPECIAL WARRANTY DEED**

**Deep Lot No. 79**

