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12/13/2016 1:26:00 PM \$13.00
Book - 10510 Pg - 4430-4431
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
6985 S. Union Park Ctr, Suite 170
Midvale, UT 84047
(801)562-2212

AFTER RECORDING RETURN TO:
Douglas Carlson and Alicia Carlson
1047 East 13200 South
Draper, UT 84020

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

SPECIAL WARRANTY DEED

Escrow No: **301-5818767 (CS)**
A.P.N.: **28-32-402-005-0000**

Douglas Carlson and Alicia Carlson, husband and wife as joint tenants, as to Parcel 1 and Douglas and Alicia Carlson, as to Parcel 2, Grantor, of **Draper , Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Douglas W. Carlson and Alicia L.Higgins Carlson, husband and wife as joint tenants as to parcel 1 and 2, Grantee, of **Draper , 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**:

PARCEL 1:

BEGINNING 945.67 FEET SOUTH AND 60 FEET EAST FROM THE CENTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 82°20'40" EAST 160.99 FEET; THENCE SOUTH 0°06'14" WEST 200 FEET, MORE OR LESS, THENCE NORTH 89°45'40" WEST 157.35 FEET, MORE OR LESS; THENCE NORTH 0°28'39" WEST 220.8 FEET TO BEGINNING.

PARCEL 2:

BEGINNING SOUTH 967.12 FEET AND EAST 219.57 FEET, MORE OR LESS FROM THE CENTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 82°20'39" WEST 115.38 FEET, MORE OR LESS; THENCE NORTH 02°08'23" EAST 8.96 FEET, MORE OR LESS; THENCE SOUTH 77°57'32" EAST 116.58 FEET, MORE OR LESS TO THE POINT OF BEGINNING. (BEING PART OF LOT 201, PTARMIGAN POINTE PHASE 2).

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 **December 08, 2016** .

Douglas Carlson
Douglas Carlson

Alicia Carlson
Alicia Carlson

STATE OF Utah)
COUNTY OF Salt Lake)^{ss.}

On December 8, 2016, personally appeared before me, **Douglas Carlson and Alicia Carlson**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Michelle B. Hanson
Notary Public
Michelle B. Hanson
(Printed Name)
My Commission expires: August 21, 2020

