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6/27/2018 8:10:00 AM \$13.00
Book - 10687 Pg - 9365-9366
ADAM GARDINER
Recorder, Salt Lake County, UT
THE MCCULLOUGH GROUP LLC
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:
SCOTT M. McCULLOUGH, ESQ.
THE McCULLOUGH GROUP
WASHINGTON FEDERAL BUILDING
405 SOUTH MAIN STREET, SUITE 800
SALT LAKE CITY, UTAH 84111

GRANTEE ADDRESS:
SHANNON CHRISTIANSEN SEARE AND
GREGORY D. SEARE, TRUSTEES
6114 SOUTH HOLLADAY BOULEVARD
HOLLADAY, UTAH 84121

Space above for County Recorder's use

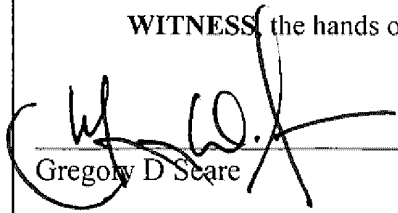
Parcel # 22-14-352-016

SPECIAL WARRANTY DEED

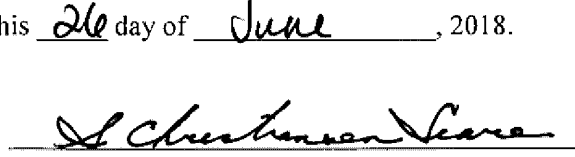
GREGORY D SEARE MARRIED SHANNON CHRISTIANSEN SEARE MARRIED, HUSBAND AND WIFE AS JOINT TENANTS, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them to **SHANNON CHRISTIANSEN SEARE AND GREGORY D. SEARE, TRUSTEES OF THE SHANNON CHRISTIANSEN SEARE TRUST**, dated the 1st day of April, 2016, grantee, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah:**

SEE ATTACHED EXHIBIT A

WITNESS the hands of said grantors this 26 day of June, 2018.



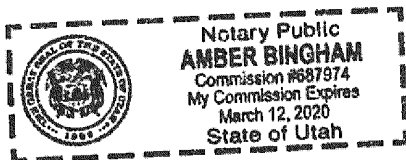
Gregory D Seare



Shannon Christiansen Seare

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

On the 26 day of June, 2018, personally appeared before me, **GREGORY D SEARE and SHANNON CHRISTIANSEN SEARE**, the signers of the within instrument, who duly acknowledged to me that they executed the same.





NOTARY PUBLIC

EXHIBIT A

BEGINNING AT A POINT WHICH IS NORTH 41°32'30" EAST 435.40 FEET AND NORTH 20.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 0°09' EAST ALONG THE HOLLADAY BOULEVARD MONUMENT LINE 2324.735 FEET AND SOUTH 89°51' WEST 33.00 FEET AND NORTH 89°59' WEST 574.116 FEET FROM A SALT LAKE COUNTY MONUMENT IN THE INTERSECTION OF TOLCATE DRIVE AND SAID HOLLADAY BOULEVARD; THENCE SOUTH 89°59' EAST 574.116 FEET TO A POINT ON THE WEST LINE OF SAID HOLLADAY BOULEVARD; THENCE NORTH 0°09' WEST ALONG SAID WEST LINE 336.642 FEET TO THE POINT ON A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 74°43'32" WEST 339.753 FEET AND SOUTH 75°59' WEST 55.10 FEET AND SOUTH 79°56'33" WEST 14.151 FEET AND SOUTH 84°31'53" WEST 130.164 FEET; THENCE SOUTH 88°02' WEST 134.815 FEET; THENCE SOUTH 24° 13' EAST 16.845 FEET; THENCE SOUTH 5°39' WEST 41.543 FEET; THENCE SOUTH 180.192 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY WARRANTY DEED RECORDED JULY 19, 2010 AS ENTRY NO. 10992649 IN BOOK 9841 AT PAGE 5924 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS: A PORTION OF GROUND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°50'21" EAST 310.51 FEET AND NORTH 346.84 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°55'51" WEST 21.76 FEET; THENCE NORTH 180.03 FEET TO THE EAST END OF A BLOCK WALL; THENCE SOUTH 11°12'25" EAST ALONG AN EXISTING CHAIN LINK FENCE 73.73 FEET; THENCE SOUTH 01°40'17" EAST ALONG SAID EXISTING CHAIN LINK FENCE 92.45 FEET TO THE NORTH EDGE OF AN EXISTING LANDSCAPE TIMBERS; THENCE ALONG THE NORTH AND EAST EDGES OF SAID LANDSCAPE TIMBERS FOR THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 89°16'43" EAST 2.86 FEET; THENCE SOUTH 30°06'50" EAST 5.01 FEET; THENCE SOUTH 03°17'28" WEST 10.97 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 2018 AND THEREAFTER.

(HOME)

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BK 10687 PG 9366