

Recording Requested by:

First American Title Insurance Company
6340 South 3000 East, Suite 100
Cottonwood Heights, UT 84121
(801)562-1121

12799878
6/27/2018 1:53:00 PM \$14.00
Book - 10688 Pg - 2450-2451
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Johan S. Leeflang
12389 S Redwood Road
Riverton, UT 84065

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

SPECIAL WARRANTY DEED

Escrow No: **061-5917909 (PE)**
A.P.N.: **27-27-451-034-0000**

Johan S. Leeflang, Grantor, of **Riverton**, Salt Lake County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Johan S. Leeflang and Judy M. Leeflang, husband and wife, as joint tenants, Grantee, of **Riverton**, 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**:

COMMENCING AT A POINT 79.54 RODS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 32.75 RODS; THENCE NORTH 80.67 FEET; THENCE WEST 32.75 RODS; THENCE SOUTH 80.67 FEET TO THE PLACE OF COMMENCEMENT.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF REDWOOD ROAD.

ALSO LESS AND EXCEPTING

BEGINNING IN THE INTERSECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 68 AND THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 1315.94 FEET (79.54 RODS BY RECORD) SOUTH ALONG THE QUARTER SECTION LINE AND 33.00 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID INTERSECTION IS ALSO APPROXIMATELY 33.06 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID HIGHWAY OPPOSITE ENGINEER STATION 74+38.62, AND RUNNING THENCE NORTH 84.12 FEET (80.67 FEET BY RECORD) ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°52'25" EAST

(EAST BY RECORD) 20.02 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO A POINT 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE; THENCE SOUTH 00°00'14" EAST 47.47 FEET ALONG A LINE PARALLEL WITH AND 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE TO A POINT OPPOSITE ENGINEER STATION 74+75.2+-, SAID POINT IS ALSO THE BEGINNING OF A 8053.00 FEET RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 36.69 FEET THROUGH A DELTA OF 00°15'40" (NOTE: CHORD TO SAID CURVE BEARS SOUTH 00°07'36" WEST FOR A DISTANCE OF 36.69 FEET) TO THE SOUTH BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 53.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE; THENCE WEST 19.94 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID HIGHWAY ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

AND ALSO EXCEPTING ANY PORTION LYING WITHIN RIVERTON CHASE PHASE 8 SUBDIVISION.

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.

Witness, the hand(s) of said Grantor(s), this **June** , **2018**.

Johan S. Leeflang

STATE OF Utah)
COUNTY OF Salt Lake)Ss.

On June 22, 2018, personally appeared before me, **Johan S. Leeflang**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

(Printed Name)
My Commission expires:

{*Seal or Stamp*}

