

12803730  
7/3/2018 8:11:00 AM \$14.00  
Book - 10690 Pg - 3673-3674  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
THE MCCULLOUGH GROUP LLC  
BY: eCASH, DEPUTY - EF 2 P.

**WHEN RECORDED, MAIL TO:**  
GREGORY C. ZAUGG, ESQ.  
THE MCCULLOUGH GROUP, LLC  
405 SOUTH MAIN STREET, SUITE 800  
SALT LAKE CITY, UTAH 84111

**GRANTEE ADDRESS:**  
LINDA HUNSAKER  
AND AUSTIN G. HUNSAKER, TRUSTEES  
9 SHADOW WOOD LANE  
SANDY, UTAH 84092

Space above for County Recorder's use


Parcel # 28-14-351-034-0000

### SPECIAL WARRANTY DEED

**GARRICK HUNSAKER**, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him to **LINDA HUNSAKER AND AUSTIN G. HUNSAKER, TRUSTEES OF THE G&L HUNSAKER 101 TRUST, DATED THE** 26 **DAY OF** June, 2018, an asset protection trust, grantees, 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:**

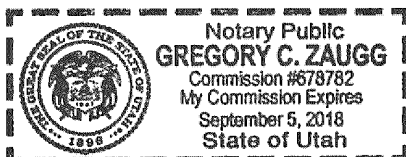
**SEE ATTACHED EXHIBIT A**

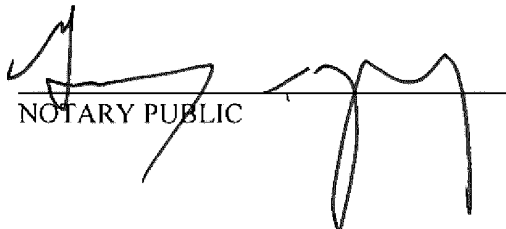
**WITNESS**, the hand of said grantor this 26 day of June, 2018.

  
GARRICK HUNSAKER

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

On the 26 day of June, 2018, personally appeared before me, **GARRICK HUNSAKER**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



  
NOTARY PUBLIC

(HOME)

4828-6364-0676.1

Ent 12803730 BK 10690 PG 3673

**EXHIBIT A**

**PARCEL NO. 1:**

**LOT 446, PEPPERWOOD PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.**

**LESS AND EXCEPTING THAT PORTION CONVEYED BY QUITCLAIM DEED RECORDED MAY 15, 2014 AS ENTRY NO. 11849504 IN BOOK 10230 AT PAGE 8536 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS: LEGAL TO THE WEST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.64 FEET AND EAST 108.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°48'30" WEST 167.86 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE SOUTH 89°48'30" EAST 73.10 FEET; THENCE SOUTH 37°36'29" WEST 17.63 FEET; THENCE NORTH 89°48'30" WEST 60.52 FEET; THENCE NORTH 11°19'03" WEST 9.47 FEET; THENCE NORTH 00°27'46" EAST 4.72 FEET TO THE POINT OF BEGINNING.**

**PARCEL NO. 2:**

**LEGAL TO THE EAST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.39 FEET AND EAST 181.85 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°48'30" EAST 94.76 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE NORTH 37°36'29" EAST 17.00 FEET; THENCE NORTH 84°49'37" EAST 30.89 FEET; NORTH 89°11'50" EAST 53.57 FEET; TO THE POINT OF A CURVE TO THE RIGHT A RADIAL DISTANCE OF 453.34 FEET, A DISTANCE OF 10.32 FEET (CHORD BEARS SOUTH 00°27'37" EAST 10.32 FEET); THENCE SOUTH 00°11'30" WEST 7.00 FEET; THENCE NORTH 89°48'30" WEST 94.76 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.**