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2/28/2019 9:28:00 AM \$13.00
Book - 10756 Pg - 4115-4116
RASHELLE HOBBS
Recorder, Salt Lake County, UT
PARR BROWN GEE & LOVELESS
BY: eCASH, DEPUTY - EF 2 P.

SEND TAX NOTICES TO:
Timothy D. Vanderlinden, manager
Hartford Hidden Oak, LLC
2074 East Sample Cove
Sandy, UT 84093

SPECIAL WARRANTY DEED

Hartford Law Associates, LLC, a Utah limited liability company with an address of 2074 East Sample Cove, Sandy, Utah 84093, grantor, hereby conveys and warrants against all claiming by, through or under it, to **Hartford Hidden Oak, LLC**, a Utah limited liability company with an address of 2074 East Sample Cove, Sandy, Utah 84093, grantee, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property located in Salt Lake County, State of Utah, more commonly known as 8883 Danish Road, Cottonwood Heights, Utah 84093-2105:

SEE EXHIBIT A ATTACHED HERETO

Parcel Tax Identification Number: 28-02-276-016-0000

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the current year and thereafter.

DATED this 27 day of February, 2019.

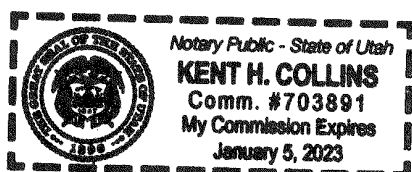
Hartford Law Associates, LLC, a Utah
limited liability company

By: _____

Timothy D. Vanderlinden, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 27 day of February, 2019, personally appeared before me Timothy D. Vanderlinden, the signer of the above instrument who duly acknowledged to me that he executed the same in his capacity as manager of Hartford Law Associates, LLC, a Utah limited liability company.



Notary Public

EXHIBIT A
To Special Warranty Deed

LOT 302, HIDDEN OAK ESTATES NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE POINT OF LOT 302, HIDDEN OAK ESTATES NO. 3, SAID POINT BEING LOCATED NORTH 00°06'54" EAST ALONG SECTION LINE 752.33 FEET AND WEST 470.167 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 40 FEET; THENCE WEST 51.86 FEET; THENCE ALONG THE ARC OF A 250 FOOT RADIUS CURVE TO THE RIGHT 40.71 FEET THROUGH A DELTA ANGLE OF 09°19'48", LONG CHORD BEARS NORTH 85°20'06" WEST 40.66 FEET; THENCE NORTH 21°41'29" EAST 51.30 FEET; THENCE NORTH 01°47'00" EAST 74.11 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 302; THENCE SOUTH 61°00'00" EAST ALONG SAID LOT BOUNDARY 28.39 FEET; THENCE SOUTH 33°00'00" EAST ALONG SAID LOT BOUNDARY 85.00 FEET TO THE POINT OF BEGINNING.

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