

Mail Recorded Deed and Tax Notice To:  
Neil O'Donnell Funeral Home, LLC, a Utah limited liability company  
377 East Tractor Drive  
Midvale, UT 84047

13247729  
4/20/2020 1:50:00 PM \$40.00  
Book - 10930 Pg - 1321-1325  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.



File No.: 122226-CAP

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## SPECIAL WARRANTY DEED

Neil O'Donnell & Sons Mortuary, Inc., a Utah corporation

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Neil O'Donnell Funeral Home, LLC, a Utah limited liability company

**GRANTEE(S)** of Midvale, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-06-205-008 and 16-06-205-009 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**ALSO SUBJECT TO:** Permitted Exceptions as shown in **EXHIBIT B** attached hereto.

Dated this 16th day of April, 2020.

Neil O'Donnell & Sons Mortuary, Inc., a Utah corporation

BY: Michael P. O'Donnell  
Michael P. O'Donnell  
President

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16th day of April, 2020, personally appeared before me Michael P. O'Donnell, who being by me duly sworn did say that he is the President of Neil O'Donnell & Sons Mortuary, Inc., a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Michael P. O'Donnell acknowledged to me that said corporation executed the same.

Michael P. Chabries  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1: Commencing at the Northeast corner of Lot 6, Block 50, Plat "B", Salt Lake City Survey, and running thence West 104 1/2 feet; thence South 6 rods; thence South 72°00'00" West 3.2 rods; thence South 3 rods; thence East 35.2 feet; thence North 2.8 rods; thence North 40°47'00" East 0.4 rods; thence East 7 rods; thence North 7 rods to the place of beginning. PARCEL 2: Commencing at the Southeast corner of Lot 6, Block 50, Plat "B", Salt Lake City Survey, and running thence North 3 rods; thence West 7 rods; thence South 40°47'00" West 0.4 rods; thence South 2.8 rods; thence East 7.2 rods to the place of beginning.

**EXHIBIT B**  
**Permitted Exceptions**

1. The Lien of Real Estate Taxes or assessments, imposed on the title by a governmental authority, that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any facts, rights, interests, or claims which are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easement or encumbrances which are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2020 are accruing as a lien, not yet due and payable under Parcel No. 16-06-205-008.
10. Taxes for the year 2020 are accruing as a lien, not yet due and payable under Parcel No. 16-06-205-009.
11. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
14. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
15. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the East and South boundaries of the subject Land, as evidenced by a visual inspection.
16. Salt Lake City Ordinance No. 70 of 2005 Adopting the Central Community Master Plan recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101.
17. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
18. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.