

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
(801)307-0160

13271512  
5/15/2020 3:56:00 PM \$40.00  
Book - 10944 Pg - 6888-6891  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
16536 South Camp Williams Road  
Herriman, UT 84065

## **WARRANTY DEED**

ITS File No.: 85783  
PIN: 33-22-400-043-4001 and

**JONATHAN NEIL HARVEY and RITA M. HARVEY**, Grantor,  
of Herriman, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to  
**HUSKIE'Z PROPERTIES, LLC, a Utah Limited Liability Company**, Grantee,  
of Herriman, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS,  
and other good and valuable considerations the following described tract of land in Salt Lake County,  
State of Utah, to-wit:

BEGINNING AT A POINT 630 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 22,  
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING  
THENCE WEST 160 RODS; THENCE SOUTH 345 FEET; THENCE EAST 160 RODS; THENCE  
NORTH 345 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH POWER & LIGHT COMPANY, A  
CORPORATION, BY KURT A. SCHROEDER AND IRENE H. SCHROEDER, IN THAT CERTAIN  
WARRANTY DEED RECORDED DECEMBER 06, 1963, AS ENTRY NO. 1964436, IN BOOK 2130, AT  
PAGE 509, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

SAID PORTION DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH BOUNDARY LINE OF  
THE GRANTOR'S LAND AT A POINT 1328 FEET NORTH AND 534 FEET EAST, MORE OR LESS,  
FROM THE SOUTH ONE QUARTER CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 1  
WEST, SALT LAKE MERIDIAN, THENCE SOUTH 06°48' EAST 823.7 FEET, THENCE SOUTH 06°15'  
WEST 452.7 FEET TO THE EASTERLY BOUNDARY LINE OF REDWOOD ROAD (STATE HIGHWAY  
NO. 68) THENCE NORTH 19°40' WEST 297.4 FEET ALONG SAID EASTERLY BOUNDARY LINE OF  
REDWOOD ROAD (STATE HIGHWAY NO. 68), THENCE NORTH 06°15' EAST 170.3 FEET AND  
NORTH 06°48' WEST 824.3 FEET, BEING PARALLEL TO AND 130 FEET PERPENDICULARLY  
DISTANT WESTERLY FROM THE ABOVE DESCRIBED EASTERLY BOUNDARY LINE OF THIS  
TRACT OF LAND, TO THE NORTH BOUNDARY LINE OF GRANTOR'S LAND, THENCE EAST 130.9  
FEET ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO CROSS OVER SAID PREMISES FOR INGRESS AND EGRESS  
TO ADJOINING PREMISES OWNED BY GRANTORS; PROVIDED SUCH RIGHT SHALL BE LIMITED

TO THOSE AREAS NOT OCCUPIED BY POLES, TOWERS OR SIMILAR IMPROVEMENTS PLACED ON PREMISES BY POWER COMPANY.

LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 03, 1978, AS ENTRY NO. 3147486, IN BOOK 4716, AT PAGE 1391, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE BOUNDS OF PROVO RESERVOIR CANAL COMPANY, AS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 28, 1922, AS ENTRY NO. 481151, IN BOOK 118, AT PAGE 573, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE BOUNDS OF UTAH LAKE IRRIGATION CANAL COMPANY AS CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 13, 1913, AS ENTRY NO. 357033, IN BOOK 8U, AT PAGE 476-7, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE BOUNDS OF REDWOOD ROAD, ALSO KNOWN AS CAMP WILLIAMS ROAD AS CONVEYED IN THAT CERTAIN DOCUMENT RECORDED JUNE 21, 1941, AS ENTRY NO. 907420, IN BOOK 276, AT PAGE 45, ALSO BY WARRANTY DEED RECORDED APRIL 04, 1968, AS ENTRY NO. 2239977, IN BOOK 2646, AT PAGE 59, AND BY CORRECTED WARRANTY DEED RECORDED APRIL 24, 1969, AS ENTRY NO. 2285173, IN BOOK 2748, AT PAGE 419, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION CONVEYED TO STONEFLY DEVELOPMENT CORPORATION, IN THAT CERTAIN WARRANTY DEED RECORDED MAY 08, 2009, AS ENTRY NO. 10697699, IN BOOK 9720, AT PAGE 8536, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, IN THAT CERTAIN WARRANTY DEED RECORDED MAY 02, 2012, AS ENTRY NO. 11382901, IN BOOK 10014, AT PAGE 207, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION, IN THAT CERTAIN WARRANTY DEED RECORDED MAY 02, 2012, AS ENTRY NO. 11382902, IN BOOK 10014, AT PAGE 209, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THAT PORTION CONVEYED TO SALT LAKE COUNTY IN THAT CERTAIN WARRANTY DEED RECORDED JULY 27, 2012, AS ENTRY NO. 11438212, IN BOOK 10039, AT PAGE 7683, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXCEPTING THEREFROM 1/2 OF ALL COAL, OIL, GAS, MINES, METALS, GRAVEL, AND ALL OTHER MINERALS OF WHATSOEVER KIND OR NATURE IN SUBJECT PROPERTY EXCEPTED BY THE FEDERAL LAND BANK OF BERKELEY, IN THAT CERTAIN SPECIAL WARRANTY DEED, DATED JUNE 25, 1941, RECORDED NOVEMBER 05, 1941, AS ENTRY NO. 917034 IN BOOK 291 AT PAGE 202 OF OFFICIAL RECORDS.

LESS AND EXCEPTING ANY PORTION LYING WITHIN WELBY JACOB CANAL.

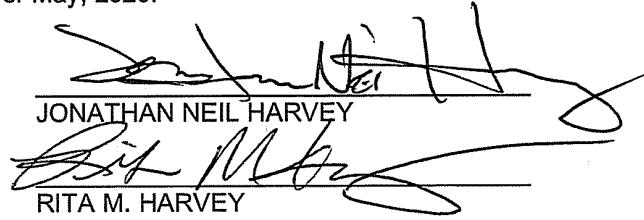
LESS AND EXCEPTING THAT PORTION OUTSIDE HERRIMAN CITY.

PARCEL IDENTIFICATION NO. 33-22-400-043-4001.

See attached Legal

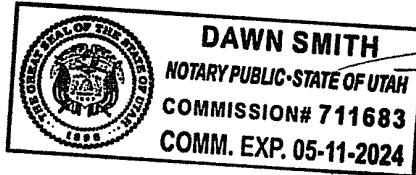
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

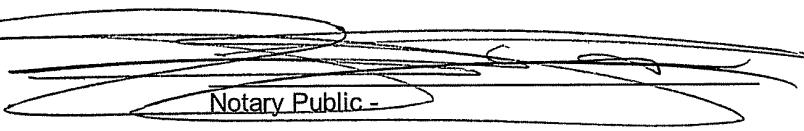
WITNESS the hand of said grantor, this 15th day of May, 2020.

  
JONATHAN NEIL HARVEY  
RITA M. HARVEY

STATE OF UTAH  
ss.  
COUNTY OF SALT LAKE

On the 15th of May, 2020, personally appeared before me JONATHAN NEIL HARVEY and RITA M. HARVEY, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.



  
Notary Public -

My Commission Expires:  
Commission No.: