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5/21/2020 12:54:00 PM \$40.00
Book - 10947 Pg - 6225-6226
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED RETURN TO:
Mike Nikols, Trustee
1301 South State Street
Salt Lake City, UT 84115

ACCOMMODATION RECORDING ONLY

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SPECIAL WARRANTY DEED

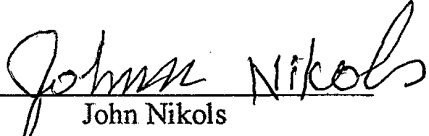
JOHN NIKOLS a/k/a John N. Nikols ("Grantor"), hereby conveys and warrants to the JOHN N. NIKOLS FAMILY TRUST dated July 16, 2019, Michael J. Nikols, Successor Trustee, whose address is 1301 South State Street, Salt Lake City, Utah 84115 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, that certain tract of land located in Salt Lake County, State of Utah more fully described on Exhibit "A" attached hereto and hereby made a part hereof.

SUBJECT TO encumbrances, liens, easements, rights, restrictions and rights of way appearing of record or enforceable in law or equity, and taxes and assessments for the years 2020 and thereafter.

TO HAVE AND TO HOLD the above-described premises, together with all and singular rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns forever, and the Grantor does hereby bind himself, his successors, legal representatives and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the Grantee, its successors and assigns against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor, but not otherwise.

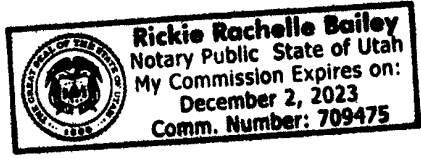
IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this ^{APRIL} ~~February~~ 29 day of ~~February~~, 2020.

GRANTOR:


John Nikols

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

On the ^{April} ~~February~~ 29 day of ~~February~~, 2020, personally appeared before me JOHN NIKOLS, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.





NOTARY PUBLIC

EXHIBIT "A"

To Special Warranty Deed dated February __, 2020 from John Nikols, Grantor, to
JOHN N. NIKOLS FAMILY TRUST dated July 16, 2019,
Michael J. Nikols, Successor Trustee

Property Address: 1301 South State Street
Salt Lake City, UT 84115

BEGINNING AT A POINT ON THE SOUTH LINE OF A STREET WHICH IS SOUTH 0°02'11" EAST 40.34 FEET ALONG THE MONUMENT LINE OF EDISON STREET AND SOUTH 89°54'32" WEST 182.50 FEET FROM THE SALT LAKE CITY MONUMENT AT 13TH SOUTH AND EDISON STREET, AND RUNNING THENCE SOUTH 89°54'32" WEST 164.50 FEET ALONG THE SOUTH LINE OF SAID 1300 SOUTH STREET TO THE EAST LINE OF STATE STREET TO A POINT GIVEN AS THE NORTHWEST CORNER OF BLOCK 2, NYES ADDITION, AND RUNNING THENCE SOUTH 0°02'11" EAST 155.00 FEET ALONG SAID EAST LINE; THENCE NORTH 89°54'32" EAST 164.50 FEET; THENCE NORTH 0°02'11" WEST 155.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JUNE 15, 1985 AS ENTRY NO. 4261590 IN BOOK 5778 AT PAGE 2111, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 2, NYE'S ADDITION, WHICH POINT IS NORTH 89°56'37" EAST 60.86 FEET, ALONG THE 1300 SOUTH MONUMENT LINE, AND SOUTH 0°01'43" EAST 40.35 FEET FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND STATE STREET (100 EAST STREET), AND RUNNING THENCE NORTH 89°56'43" EAST 150.00 FEET, ALONG THE NORTH PROPERTY LINE; THENCE SOUTH 0°02'11" EAST 5.61 FEET, ALONG THE EAST PROPERTY LINE; THENCE SOUTH 89°56'08" WEST 136.00 FEET; THENCE SOUTH 38°54'08" WEST 22.29 FEET, TO THE WEST PROPERTY LINE; THENCE NORTH 0°02'11" WEST 22.0 FEET TO THE POINT OF BEGINNING.

LESS STREET.

Tax Parcel No. 16-07-358-001