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Recorded at the Request of:

Hansen Law, P.C.
233 S. Pleasant Grove Blvd., Suite 202
Pleasant Grove, Utah 84062

Mail Tax Notice to:

Bruce M. Hoggard and
Terree Hoggard
923 West 1290 North
Pleasant Grove, Utah 84062

13462225
11/16/2020 10:48 AM \$40.00
Book - 11060 Pg - 8845-8846
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
HANSEN LAW
233 S PLEASANT GROVE BLVD
STE 202
PLEASANT GROVE UT 84062
BY: MZA, DEPUTY - MA 2 P.

SPECIAL WARRANTY DEED

BRUCE M. HOGGARD and TERREE HOGGARD, GRANTORS, hereby convey and warrant against all who claim by, through or under the Grantors to **BRUCE M. HOGGARD, TERREE HOGGARD, JASON MAX HOGGARD, and EMILY HOGGARD**, as **Joint Tenants with full rights of survivorship**, GRANTEES, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Beginning on the South line of 13200 South Street at a point North 1462.82 feet and West 1742.54 feet from the Southeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 79°04'18" East 108.14 feet; thence South 275.94; thence North 83°30'20" West 108.14 feet; thence North 00°15'22" East 284.21 feet to the point of beginning.

Less and excepting the following described property:

Beginning at a point which lies North 1473.48 feet and West 1733.93 feet from the Southeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, basis of bearing; Utah State Plane Coordinate System, Utah Central Zone. Said point also described as being on the South line of 13200 South Street at a point North 1462.82 feet and West 1742.54 feet from Southeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, thence South 78°43'18" East 108.14 feet; along the North line of Land as deeded in Book 9348 at Page 5188, thence South 00°21'00" West 0.07 feet to a point on the arc of a 967.27 feet radius curve to the left (center bears South 10°41'58" West); thence Northwesterly 107.10 feet along the arc of said curve through a central angle of 06°20'39" (chord bears North 82°28'21" West 107.05 feet); thence North 00°36'22" East 7.19 feet to the point of beginning.

Tax Serial No. 28-32-451-057

Grantors covenant that the granted property is free from all encumbrances made by Grantors and Grantors will forever warrant and defend the title of the property in the Grantee, the Grantee's heirs and assigns against any lawful claim and demand of the Grantors and any person claiming or to claim by, through, or under the Grantors.

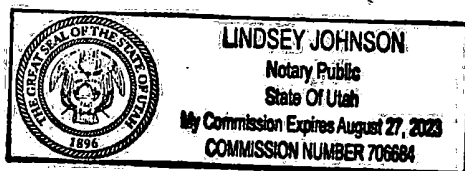
WITNESS the hand of said Grantors this 18 day of November, 2020.

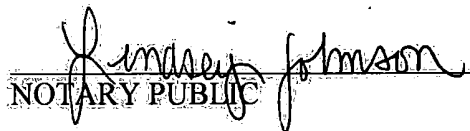

BRUCE M. HOGGARD


TERREE HOGGARD

STATE OF UTAH)
 : SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18 day of November, 2020, by BRUCE M. HOGGARD and TERREE HOGGARD.




NOTARY PUBLIC