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8/12/2021 10:47:00 AM \$40.00
Book - 11221 Pg - 2459-2461
RASHELLE HOBBS
Recorder, Salt Lake County, UT
YORK HOWELL & GUYMON
BY: eCASH, DEPUTY - EF 3 P.

**Recording Requested by
and Return To:**

Randall Sparks
York Howell & Guymon
10610 South Jordan Gateway, #200
South Jordan, UT 84095

Mail Tax Notices to Grantee:

Babcox, LLC
c/o David Babcock
966 E. Chapada Cir.
Sandy, UT 84094

SPECIAL WARRANTY DEED

GRANTOR: David K. Babcock, an unmarried man

CONVEYS AND WARRANTS TO

GRANTEE: Babcox, LLC, a Utah limited liability company, whose address is:
966 E Chapada Circle, Sandy UT 84094

as a gift for no consideration the following described tract of land in Salt Lake County, State of Utah: **Property Description Appears on the Attached Exhibit A**

Subject to City and/or County taxes and Assessments not delinquent; Easements, Rights of Way, Covenants, Conditions and Restrictions, and Encumbrances now of record.

SIGNED by the Grantor on August 9, 2021



David K. Babcock

David K. Babcock

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

The foregoing instrument was acknowledged before me by David K. Babcock this August 9, 2021.

Brooke Miller
Notary Public

Notary Public

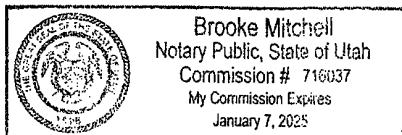


EXHIBIT A

Parcel 1:

Commencing 75 feet East of the Southwest Corner of Lot 42, Wasatch Resort, said point being East 4912.2 feet and South 1026.7 feet from the quarter section corner on the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence East 75 feet; thence North 146.2 feet, more or less, to the North boundary line of said Lot 42; thence South $83^{\circ}50'$ West 75.45 feet; thence South 140 feet, more or less, to the South line of said Lot 42, and the place of beginning.

The foregoing parcel is also described as Lot 42B, Wasatch Resort (unrecorded) and part of Section 7, Township 3 South, Range 2 East, Salt Lake Base and Meridian.

Also: Beginning at the Southeast Corner of Lot 42, Wasatch Resort (an unrecorded plat), which point is 4987.2 feet East and 1026.7 feet South from the quarter section corner on the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 146.2 feet, thence North $74^{\circ}62.5'$ feet, thence South 113.2 feet, thence South $50^{\circ}78.3'$ feet, to the place of beginning.

The foregoing property may also be described, based upon a survey dated August 21, 1989 by Eric J. Bernkopf, Utah Land Surveyor License No. 6106, of Bush and Gudgell, Inc., as follows:

Commencing 75 feet East of the Southwest corner of Lot 42, Wasatch Resort, said point being East 4895.58 feet and South 1141.88 feet from the quarter section corner on the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian, and running thence South $88^{\circ}40'34''$ East 75 feet; thence North $1^{\circ}19'26''$ East 146.10 feet; thence South $85^{\circ}09'26''$ West

75.45 feet; thence South $1^{\circ}19'26''$ West 138 feet, the place of beginning.

Also: Beginning at the Southeast Corner of Lot 42, Wasatch Resort (an unrecorded plat), which point is South $88^{\circ}40'34''$ East 75 feet, 4895 feet East, and 1141.88 feet South from the quarter section corner on the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North $1^{\circ}19'26''$ East 146.10 feet, thence North $75^{\circ}19'26''$ East 62.5 feet, thence South $1^{\circ}19'26''$ West 113.02 feet; thence South $51^{\circ}19'26''$ West 78.43 feet, to the place of beginning.

Parcel 1A:

Easements and Rights of Way appurtenant to Parcel 1, and particularly including such as are described in Judgment Recorded March 10, 1941, in Book 263, at Page 77, as Entry No. 899576 in the records of the County Recorder of said County.

Parcel ID: 29-07-428-011-0000
Property Address: 5035 E Wasatch Resort Road, Sandy, UT 84092