

WHEN RECORDED, MAIL TO:

Kirton McConkie  
50 East South Temple, Suite 400  
Salt Lake City, UT 84111  
Attn: Loyal Hulme

13799643  
10/15/2021 1:52:00 PM \$40.00  
Book - 11254 Pg - 5832-5836  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 5 P.

APN: 26-34-301-002-0000; and  
a portion of 26-33-426-004-0000

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### SPECIAL WARRANTY DEED

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD P. DANSIE, SUCCESSOR TRUSTEE OF THE IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982 ALSO KNOWN AS THE JESSE H. DANSIE TRUST (CONSISTING OF TWO TRUSTS: THE HOME TRUST (87-610190) AND THE RANCH TRUST (87-6190191)), AS DISCLOSED BY A DECLARATION OF TRUST RECORDED MARCH 15, 1990, IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH AS ENTRY NUMBER 4893091 IN BOOK 6205 AT PAGE 696, as Grantor and holder of a one-half (1/2) undivided interest in the portion of the below referenced real property identified as APN 26-34-301-002-0000 and holder of all of the interest in the portion of the below referenced real property identified as a portion of APN 26-33-426-004-0000, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, *(i)* with respect to the one-half (1/2) undivided interest of Grantor in the portion of the below referenced real property identified as APN 26-34-301-002-0000, to: (a) TIFFANY B. JANZEN, an individual ("TIFFANY"), a one-thirty-second (1/32) tenant in common interest in such real property; (b) JOSEPH E. DANSIE, TRUSTEE OF THE SUBTRUST FOR THE BENEFIT OF J.R. DANSIE, UNDER THE JESSE RODNEY DANSIE LIVING TRUST U/A/D SEPTEMBER 29, 2009, AS AMENDED ("J.R."), a one-thirty-second (1/32) tenant in common interest in such real property; (c) CHANNEL HOLMES, an individual ("CHANNEL"), a one-thirty-second (1/32) tenant in common interest in such real property; (d) JOSEPH E. DANSIE, an individual ("JOE"), a one-thirty-second (1/32) tenant in common interest in such real property; (e) JOYCE M. TAYLOR, an individual ("TAYLOR"), a one-eighth (1/8) tenant in common interest in such real property; (f) BONNIE R. PARKIN, an individual ("PARKIN"), a one-eighth (1/8) tenant in common interest in such real property, AND *(ii)* with respect to the portion of APN 26-33-426-004-0000, to: (a) TIFFANY, a one-sixteenth (1/16) tenant in common interest in such real property; (b) J.R., a one-sixteenth (1/16) tenant in common interest in such real property; (c) CHANNEL, one-sixteenth (1/16) tenant in common interest in such real property; (d) JOE, a one-sixteenth (1/16) tenant in common interest in such real property; (e) TAYLOR, a one-quarter (1/4) tenant in common interest in such real property; (f) PARKIN, a one-quarter (1/4) tenant in common interest in such real property, collectively, as Grantee, such grant, conveyance and warrant relating to the real property located in Herriman City, Salt Lake County, State of Utah described as follows:

See attached Exhibit A, incorporated by reference to this document.

4828-5281-6382

Ent 13799643 BK 11254 PG 5832

For the avoidance of doubt, Grantor retains a one-eighth (1/8) tenant in common interest in such real property, such that, after the conveyances referenced herein, each party's interest in Grantor's former one-half interest in the Property is allocated as follows:

Parcel ID	26-34-301-002	Portion of 26-33-426-004
Grantor	1/8 (12.500%) interest	1/4 (25.00%) interest
Tiffany	1/32 (3.125%) interest	1/16 (6.25%) interest
J.R.	1/32 (3.125%) interest	1/16 (6.25%) interest
Chanel	1/32 (3.125%) interest	1/16 (6.25%) interest
Joe	1/32 (3.125%) interest	1/16 (6.25%) interest
Taylor	1/8 (12.500%) interest	1/4 (25.00%) interest
Parkin	1/8 (12.500%) interest	1/4 (25.00%) interest
Total Interests Affected by this Deed	1/2 (50.000%) interest	100.00% interest

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies.

[SIGNATURES TO FOLLOW]

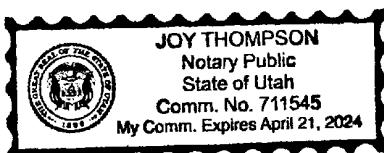
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6th day of October, 2021.

RICHARD P. DANSIE, SUCCESSOR TRUSTEE OF THE IRREVOCABLE LIVING TRUST  
DATED MARCH 20, 1982 ALSO KNOWN AS THE JESSE H. DANSIE TRUST  
(CONSISTING OF TWO TRUSTS: THE HOME TRUST (87-610190) AND THE RANCH  
TRUST (87-6190191)), AS DISCLOSED BY A DECLARATION OF TRUST RECORDED  
MARCH 15, 1990, IN THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH AS  
ENTRY NUMBER 4893091 IN BOOK 6205 AT PAGE 696

By: Richard P. Dansie  
Name: Richard P. Dansie, Trustee

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On this 6th day of October, 2021, before me Joy Thompson, a notary public, personally appeared RICHARD P. DANSIE proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as Successor Trustee of said IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982, also known as the Jesse H. Dansie Trust.



J. D. Thompson  
NOTARY PUBLIC

**EXHIBIT "A"**

**TAKEDOWN 2 DESCRIPTION**

**PARCEL A:**

A tract of land located in the Southeast Quarter of Section 33 and the West Half of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point on the northerly line of a tract of land described in that certain Quit Claim Deed recorded as Entry No. 12971505 in Book 10771 at Page 7607 in the office of the Salt Lake County Recorder, said point located S89°53'28"E 1,758.69 feet along the Section line and North 1,702.26 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M; running thence along said deed the following nineteen (19) courses: (1) N75°49'03"W 87.00 feet; thence (2) Southerly along the arc of a non-tangent curve to the left having a radius of 653.00 feet (radius bears: S75°49'03"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: S06°50'04"W 167.03 feet; thence (3) S89°39'55"W 10.14 feet; thence (4) Westerly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S00°14'55"E) a distance of 154.11 feet through a central angle of 38°23'25" Chord: S70°33'23"W 151.24 feet; thence (5) S51°21'40"W 76.04 feet; thence (6) Westerly along the arc of a non-tangent curve to the right having a radius of 170.00 feet (radius bears: N38°38'19"W) a distance of 101.41 feet through a central angle of 34°10'39" Chord: S68°27'00"W 99.91 feet; thence (7) S85°32'20"W 238.03 feet; thence (8) N04°27'40"W 100.00 feet; thence (9) S85°32'20"W 686.47 feet; thence (10) Westerly along the arc of a non-tangent curve to the right having a radius of 270.00 feet (radius bears: N04°27'39"W) a distance of 164.13 feet through a central angle of 34°49'49" Chord: N77°02'45"W 161.62 feet; thence (11) N59°44'46"W 124.73 feet; thence (12) Westerly along the arc of a non-tangent curve to the left having a radius of 330.00 feet (radius bears: S28°07'57"W) a distance of 125.68 feet through a central angle of 21°49'17" Chord: N72°46'41"W 124.92 feet; thence (13) West 233.67 feet; thence (14) N89°01'48"W 120.62 feet; thence (15) N72°22'04"W 40.88 feet; thence (16) N34°26'56"W 44.38 feet; thence (17) Northwesterly along the arc of a non-tangent curve to the left having a radius of 330.24 feet (radius bears: S74°27'37"W) a distance of 217.40 feet through a central angle of 37°43'08" Chord: N34°23'57"W 213.50 feet; thence (18) S36°44'12"W 100.00 feet; thence (19) Northwesterly along the arc of a non-tangent curve to the left having a radius of 230.00 feet (radius bears: S36°44'12"W) a distance of 67.33 feet through a central angle of 16°16'21" Chord: N61°38'59"W 67.09 feet; thence N00°04'14"W 886.06 feet to the 1/4 Section line; thence along the 1/4 Section line S89°55'59"E 609.64 feet to the East 1/4 Corner of Section 33; thence along the 1/4 Section line S89°51'42"E 1,329.78 feet to the West 1/16th Corner of Section 34; thence along the 1/16th (40 acre) line N00°14'07"W 1,326.55 feet to the Center 1/16th Corner of the NW1/4 of Section 34; thence along the 1/16th (40 acre) line S89°49'23"E 1,087.70 feet to the northwesterly corner of a tract of land described in that certain Special Warranty Deed recorded as Entry No. 12905945 in Book 10739 at Page 7754, later corrected by that certain Affidavit recorded as Entry No. 12918035 in Book 10745 at Page 4574, in the office of the Salt Lake County Recorder; thence along said deed the following two (2) courses: (1) S00°19'35"E 1,044.34 feet; thence (2) East 33.99 feet to a northwesterly corner of said tract of land described in Quit Claim Deed recorded as Entry No. 12971505 in Book 10771 at Page 7607; thence said deed the following four (4) courses: (1) S00°19'35"E 52.53 feet; thence (2) Southerly along the arc of a non-tangent curve to the right having a radius of 834.00 feet (radius bears: S89°37'12"W) a distance of 623.86 feet through a central angle of 42°51'34" Chord: S21°02'59"W 609.42 feet; thence (3) S42°28'46"W 487.83 feet; thence (4) along the arc of a curve to the left with a radius of 566.00 feet a distance of 279.53 feet through a central angle of 28°17'49" Chord: S28°19'51"W 276.70 feet to the point of beginning. Gross Area Contains: 101.37 acres+/-

LESS AND EXCEPTING a tract of land described in that certain Special Warranty Deed recorded as Entry No. 12905945 in Book 10739 at Page 7754, later corrected by that certain Affidavit recorded as Entry No. 12918035 in Book 10745 at Page 4574, in the office of the Salt Lake County Recorder, located in the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T4S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58 feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning. Gross Area Contains: 11.95 acres+/-

**LESS AND EXCEPT THAT PORTION OF PARCEL A LYING WITHIN PARCEL B:**

PARCEL B:

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N00°18'05"W along the Section line 1,177.17 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line from the South 1/4 Corner to the South West Corner of Section 34); thence N00°18'05"W along the Section line 146.80 feet to the Northwest Corner of the SW1/4 of the SW1/4 of Section 34; thence N89°55'34"W along the 1/16th (40 acre) line 614.97 feet; thence N00°04'14"W 591.11 feet; thence N89°55'46"E 15.00 feet; thence S62°31'33"E 40.13 feet; thence along the arc of a curve to the left with a radius of 235.00 feet a distance of 148.01 feet through a central angle of 36°05'11" Chord: S80°34'09"E 145.57 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 215.00 feet a distance of 185.07 feet through a central angle of 49°19'11" Chord: S73°57'09"E 179.41 feet; thence S49°17'34"E 37.21 feet; thence along the arc of a curve to the left with a radius of 195.00 feet a distance of 119.79 feet through a central angle of 35°11'50" Chord: S66°53'29"E 117.92 feet; thence S84°29'24"E 169.62 feet; thence along the arc of a curve to the right with a radius of 215.00 feet a distance of 85.18 feet through a central angle of 22°41'57" Chord: S73°08'25"E 84.62 feet; thence S61°47'26"E 48.65 feet; thence S89°26'36"E 99.24 feet; thence N48°34'43"E 123.05 feet; thence N82°25'01"E 86.82 feet; thence S86°08'38"E 254.78 feet; thence N83°29'21"E 417.91 feet; thence S34°34'23"E 69.61 feet; thence S72°04'36"E 268.18 feet; thence N86°31'17"E 46.21 feet; thence N61°10'20"E 115.37 feet; thence S79°27'09"E 88.51 feet; thence N89°42'16"E 23.67 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: S76°21'47"E) a distance of 6.22 feet through a central angle of 00°32'44" Chord: N13°54'35"E 6.22 feet; thence S75°49'03"E 87.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 566.00 feet (radius bears: S75°49'03"E) a distance of 279.53 feet through a central angle of 28°17'49" Chord: N28°19'51"E 276.70 feet; thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 834.00 feet a distance of 622.30 feet through a central angle of 42°45'07" Chord: N21°06'12"E 607.96 feet; thence N00°19'35"W 54.10 feet; thence S89°59'53"W 34.00 feet; thence N0°19'35"W 1,044.34 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 1,574.28 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S00°12'42"E along said plat 779.78 feet; thence N89°59'57"W 132.48 feet; thence South 187.10 feet; thence N71°29'13"E 140.30 feet to said Plat "B", WESTERN CREEK Subdivision; thence South along said plat 37.63 feet; thence N71°07'20"E along said plat 4.93 feet to the 1/16th (40 acre) line; thence S00°07'34"E along the 1/16th (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S00°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat and extension thereof 1,163.36 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 1,322.27 feet to the South 1/4 Corner of Section 34; thence N89°53'28"W along the Section line 1208.30 feet; thence N00°14'55"W 892.87 feet to the centerline of Herriman Highway; thence S75°27'00"W along the centerline of Herriman Highway 540.19 feet; thence N14°33'00"W 291.12 feet; thence N09°46'30"E 118.34 feet; thence N80°13'32"W 249.70 feet; thence along the arc of a curve to the left with a radius of 233.50 feet a distance of 58.01 feet through a central angle of 14°14'07" Chord: N87°20'35"W 57.86 feet; thence S85°32'20"W 266.65 feet; thence West 302.43 feet to the point of beginning.