

WHEN RECORDED, MAIL TO:

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

13799644
10/15/2021 1:52:00 PM \$40.00
Book - 11254 Pg - 5837-5840
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

APN: 26-33-326-002-0000; 26-33-301-003-0000;
portion of 26-33-426-004-0000

SPECIAL WARRANTY DEED

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, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to (a) TIFFANY B. JANZEN, an individual ("Tiffany"), a one-sixteenth (1/16) 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-sixteenth (1/16) tenant in common interest in such real property; (c) CHANEL HOLMES, an individual ("Chanel"), a one-sixteenth (1/16) tenant in common interest in such real property; (d) JOSEPH E. DANSIE, an individual ("Joe"), a one-sixteenth (1/16) tenant in common interest in such real property; (e) JOYCE M. TAYLOR, an individual ("Taylor"), a one quarter (1/4) tenant in common interest in such real property; and (f) BONNIE R. PARKIN, an individual ("Parkin"), a one quarter (1/4) tenant in common interest in such real property, collectively, as Grantee, 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.

For the avoidance of doubt, Grantor retains a one-quarter (1/4) tenant in common interest in such real property, such that, after the conveyances referenced herein, each party's interest in the real property is as follows:

Grantor	1/4 (25.00%) interest
Tiffany	1/16 (6.25%) interest
J.R.	1/16 (6.25%) interest
Chanel	1/16 (6.25%) interest
Joe	1/16 (6.25%) interest
Taylor	1/4 (25.00%) interest
Parkin	1/4 (25.00%) interest
Total Interests Affected by this Deed	100% 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]

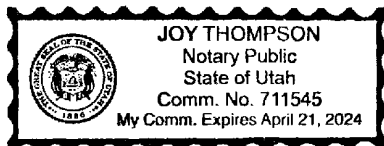
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6th day of October, 2021.

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.



Joy Thompson
NOTARY PUBLIC

EXHIBIT A

REAL PROPERTY DESCRIPTION

Real property in the County of Salt Lake, State of UT, described as follows:

PARCEL A:

A PORTION OF THE SW1/4 AND SE1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°18'05"W ALONG THE SECTION LINE 1,323.96 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 33 AND N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 704.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 33, T3S, R2W, SLB&M; THENCE N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 3,279.39 FEET; THENCE N00°38'23"W ALONG THE 1/16TH (40 ACRE) LINE 554.20 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN QUIT CLAIM DEED ENTRY NO. 13402147, RECORDED SEPTEMBER 23, 2020 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES: (1) N85°15'09"W 6.37 FEET; (2) N02° 46'21"W 17.55 FEET; (3) N33°15'50"E 12.54 FEET; THENCE N00°38'23"W 740.81 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 33; THENCE S89°55'59"E ALONG THE 1/16TH (40 ACRE) LINE 3,292.54 FEET; THENCE S00°04'14"E 1,323.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF HERRIMAN HIGHWAY, HIGHWAY U-111 AND ANY PUBLIC ROADWAYS PREVIOUSLY DEDICATED;

ALSO LESS AND EXCEPT THAT PORTION OF PARCEL A LYING WITHIN PARCEL B MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

BEG N 0°43'35" W 1323.44 FT & S 89°53'17" E 1330.65 FT & N 0°29'44" W 75 FT FR THE SW COR OF SEC 33, T 3S, R 2W, SLM; N0°29'44" W 423.13 FT; S 81°53' E 128.46 FT; S 77°21' E 217.14 FT; S 57°56' E 169.04 FT; S 50°35' E 304.26 FT; S 56°05' E 191.38 FT; S 61°05' E 35.43 FT; S 66°47' E 69.67 FT; N 89°53'17" W 816.89 FT; N 0°29'44" W 75 FT; N 89°53'17" W 150.01 FT TO BEG. 6.38 AC. 8888-3126

Such Parcel B being parcel ID number 26-33-326-003-0000