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10/19/2021 12:11:00 PM \$40.00
Book - 11256 Pg - 1244-1253
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 10 P.

WHEN RECORDED, MAIL TO:

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

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

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (a) 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; (b) TIFFANY B. JANZEN, an individual; (c) 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 (fka James Rodney Dansie, an individual); (d) CHANEL HOLMES, an individual; (e) JOSEPH E. DANSIE, an individual; (f) JOYCE M. TAYLOR, an individual; and (g) BONNIE R. PARKIN, an individual, collectively, 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 DANSIE LAND, LLC, a Utah limited liability company, 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.

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]

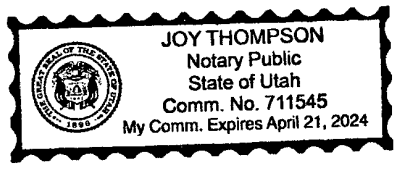
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of October, 2021.

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.

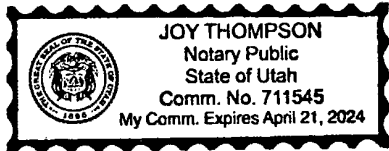


Joy Thompson
NOTARY PUBLIC

By: Joyce M. Taylor
Name: Joyce M. Taylor, an individual


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 6th day of October, 2021, before me Joy Thompson, a notary public, personally appeared Joyce M. Taylor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



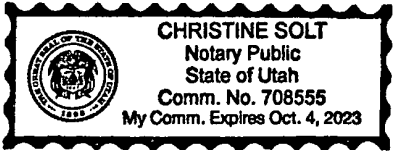
J. Thompson
NOTARY PUBLIC


[Additional Signatures and Acknowledgments Follow]

By: 
Name: Tiffany B. Janzen, an individual

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On this 13th day of October, 2021, before me Christine Solt, a notary public, personally appeared Tiffany B. Janzen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.




NOTARY PUBLIC

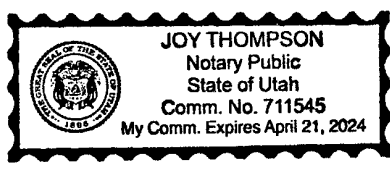
[Additional Signatures and Acknowledgments Follow]

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 (FKA JAMES RODNEY DANSIE, AN INDIVIDUAL)

By: Joseph E. Dansie
Name: Joseph E. 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 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 (fka
James Rodney Dansie, an individual), 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.



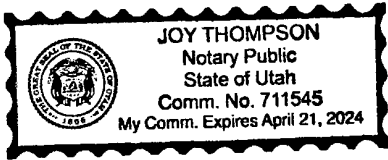
Joy Thompson
NOTARY PUBLIC

[Additional Signatures and Acknowledgments Follow]

By: Chanel Holmes
Name: Chanel Holmes, an individual

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 6th day of October, 2021, before me Joy Thompson, a notary public, personally appeared Chanel Holmes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



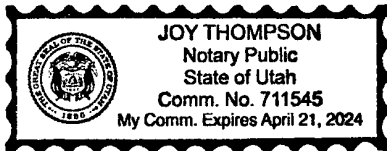
Joy Thompson
NOTARY PUBLIC

[Additional Signatures and Acknowledgments Follow]

By: Joseph E. Dansie
Name: Joseph E. Dansie, an individual

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

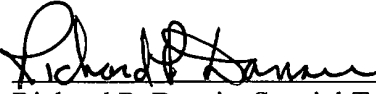
On this 6th day of October, 2021, before me Joy Thompson, a notary public, personally appeared Joseph E. Dansie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same on his own behalf.



J. Thompson
NOTARY PUBLIC

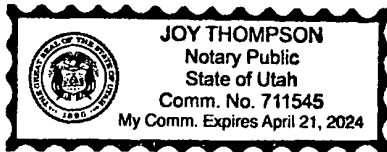
[Additional Signatures and Acknowledgments Follow]

RICHARD P. DANSIE, SPECIAL TRUSTEE
OF THE JESSEE RODNEY DANSIE LIVING
TRUST DATED OCTOBER 29, 2009


Richard P. Dansie, Special 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 Special Trustee of said JESSEE RODNEY DANSIE LIVING TRUST DATED OCTOBER 29, 2009.



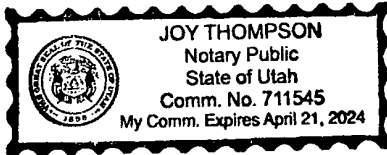

NOTARY PUBLIC

[Additional Signatures and Acknowledgments Follow]

By: Bonnie R. Parkin
Name: Bonnie R. Parkin, an individual

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 6th day of October, 2021, before me Joy Thompson, a notary public, personally appeared Bonnie R. Parkin, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



J. Thompson
NOTARY PUBLIC

[Exhibit Follows]

EXHIBIT A

REAL PROPERTY DESCRIPTION

Real property in the City of Herriman, County of Salt Lake, State of Utah, described as follows:

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

BEGINNING AT A POINT LOCATED N89°55'09"W ALONG THE SECTION LINE 1,325.52 FEET, N00°24'51"W ALONG THE 1/16TH (40 ACRE) LINE 1,323.82 FEET AND N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 1,689.34 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N89°55'34"W ALONG THE 1/16TH (40 ACRE) LINE 816.89 FEET; THENCE N00°32'03"W 74.99 FEET; THENCE N89°55'36"W 150.15 FEET TO THE 1/16TH (40 ACRE) LINE; THENCE N00°38'23"W ALONG THE 1/16TH (40 ACRE) LINE 423.28 FEET; THENCE S81°55'19"E 129.39 FEET; THENCE S77°23'19"E 217.14 FEET; THENCE S57°58'19"E 169.04 FEET; THENCE S50°37'19"E 304.26 FEET; THENCE S56°07'19"E 191.38 FEET; THENCE S61°07'19"E 35.43 FEET; THENCE S66°49'19"E 69.67 FEET TO THE POINT OF BEGINNING.

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