

13801857
10/19/2021 12:11:00 PM \$40.00
Book - 11256 Pg - 1266-1271
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:

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

Tax Parcel ID: 26-33-326-003-0000

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Joyce D. Taylor and Ruth Ann Taylor, Trustees of the Joyce D. Taylor Living Trust Dated February 4, 2021 (the “**Grantor**”), grants and conveys to DANSIE LAND, LLC, as Grantee, all of each Grantor’s respective interest in the real property located in Herriman City, Salt Lake County, State of Utah described as follows (the “**Property**”):

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]

4829-6572-6174

Ent 13801857 BK 11256 PG 1266

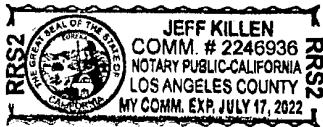
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 19th day of October, 2021.

Joyce D. Taylor Living Trust Dated February 4, 2021

Ruth Ann Taylor
Ruth Ann Taylor, Trustee

california ^{OK}
STATE OF ~~UTAH~~)
~~ORANGE~~ :ss
COUNTY OF ~~SALT LAKE~~)

On this 18 day of October, 2021, before me JEFF KILLEN, a notary public, personally appeared RUTH ANN TAYLOR 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 Trustee of said JOYCE D. TAYLOR LIVING TRUST DATED February 4, 2021.



Jeff Killen
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

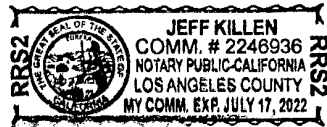
On October 18, 2021 before me, Jeff Killen, notary public,
personally appeared Ruth Ann Taylor

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____
containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer Is Representing

Additional information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input checked="" type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____ _____	

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 18, 2021 before me, Jeff Killen, notary public,
personally appeared Joyce D Taylor

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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- Other: _____

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Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of Identification credible witness(es)

Notarial event is detailed in notary journal on:
 Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

EXHIBIT A

REAL PROPERTY DESCRIPTION

PARCEL 2

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.

LESS AND EXCEPT ANY PORTION OF HERRIMAN HIGHWAY (HIGHWAY U-111) AND ANY PUBLIC ROADWAYS PREVIOUSLY CONVEYED.

Tax Parcel ID: 26-33-326-003-0000