

14031806 B: 11380 P: 4402 Total Pages: 2
10/20/2022 09:27 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARR BROWN GEE AND LOVELESS
101 SOUTH 200 EAST SUITE 700 SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO:

James E. Ellsworth and
Nan E. Ellsworth, Trustees
1618 E. Maple Avenue
Salt Lake City, Utah 84106

SPECIAL WARRANTY DEED

James E. Ellsworth and Nan E. Ellsworth, as trustees of The Nan E. Ellsworth Revocable Trust, under agreement dated February 19, 2008, as amended, hereby convey and warrant against all claiming by, through or under them, to James E. Ellsworth and Nan E. Ellsworth, as trustees of The J & N Ellsworth Revocable Trust, under agreement dated October 19, 2022, grantees, for \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the real property located in Salt Lake County, State of Utah, commonly known as 1618 East Maple Avenue, Salt Lake City, Utah 84106, and more particularly described as:

Beginning at a point 851.8 feet West and South 1°30' East 22 rods from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 105 feet; thence South 12 ½ rods; thence East 105 feet; thence North 12 ½ rods to the place of beginning.

Less and excepting:

Beginning at a point 851.8 feet West and South 1°30' East 22 rods from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 81 feet; thence South 105.25 feet; thence East 81 feet; thence North 105.25 feet to the place of beginning.

Subject to a right of way over the following:

Beginning at a point 932.8 feet West and South 1°30' East 22 rods from the Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence South 105.25 feet; thence West 24 feet; thence North 105.25 feet; thence East 24 feet, more or less, to the point of beginning.

Subject to a right of way over the North 16 ½ feet first described in above tract.


Together with a right of way over:

Beginning at a point 956.8 feet West and 362.87 feet South of said Northeast corner of the Northwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 16 ½ feet; thence West 636 feet, more or less, to the center of county thence Northerly along the center of said road to a point due West of the place of beginning; thence East 636.27 feet to the place of beginning.

Parcel Nos.: 16-33-128-034 and 16-33-128-038

The conveyance made hereby is subject to easements, restrictions, encumbrances and rights of way of record and real property taxes for 2022 and thereafter.

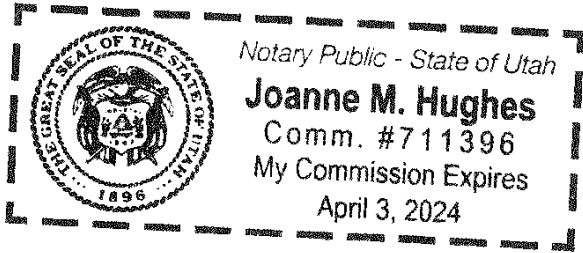
DATED this 19th day of October, 2022.


James E. Ellsworth, Trustee


Nan E. Ellsworth, Trustee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 19th day of October, 2022, personally appeared before me James E. Ellsworth and Nan E. Ellsworth, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same, as trustees of The Nan E. Ellsworth Revocable Trust, under agreement dated February 19, 2008, as amended.



Joanne M. Hughes
Notary Public