

14171458 B: 11454 P: 7419 Total Pages: 3
11/03/2023 03:51 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Grantee
2500 E. Olympus Way
Holladay, UT 84124



File No.: 172653-PCP

WARRANTY DEED

Sean M. O'Brien and Devon Colin O'Brien, as Co-Trustees of The 2016 Amended and Restated Verl R. O'Brien Revocable Trust, dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010,

GRANTOR(S), of Holladay, State of Utah, hereby Conveys and Warrants to

Sean O'Brien and Devon Colin O'Brien, as Co-Trustees of the 2016 Amended and Restated Karen Marie O'Brien Revocable Trust dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010,

GRANTEE(S), of Holladay, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-35-276-037 and 16-35-276-039 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 23rd day of October, 2023.

2016 Amended and Restated Verl R. O'Brien
Revocable Trust, dated May 18, 2000

BY: Devon Colin O'Brien, Co-Trustee
Devon Colin O'Brien
Co-Trustee

STATE OF Texas

COUNTY OF Comal

On this 3rd day of November, 2023, before me, personally appeared Devon
Colin O'Brien, proved on the basis of satisfactory evidence to be the person whose name is subscribed
to this document, and acknowledged before me that he/she/they executed the same as Co-Trustee on
behalf of The 2016 Amended and Restated Verl R. O'Brien Revocable Trust dated May 18, 2000, as
amended on June 6, 2006, and November 12, 2010.

Lauren Peterson

Notary Public

Notarized online using audio-video communication

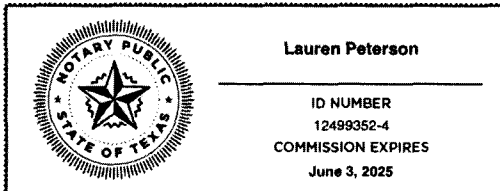


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point South 00°31'14" West 1,085.76 and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 109.68 feet and South 00°31'14" West 145.96 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 77°06'00" West 79.37 feet along the South property line of the Nelson tract; thence North 29.18 feet to the centerline of Millcreek Stream; thence North 86°15'00" East along the centerline of said stream 38.0 feet; thence South 73°12'00" East 41.56 feet along said centerline to the Nelson East property line; thence South 00°31'14" West 37.37 feet to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of Coons property description, said point being South 00°31'14" West 1,085.76 feet and North 47°04'50" West 321.22 feet and North 71°08'22" West 135.08 feet and North 86°00'00" West 20.15 feet and Easterly 0.64 feet and South 00°31'14" West 223.93 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 30°00'00" West 84.92 feet; thence North 77°06'00" West 47.99 feet; thence North 00°31'14" East 38.06 feet to the centerline of Millcreek Stream; thence along said centerline of Millcreek Stream the following (7) courses; (1) South 72°00'00" East 38.0 feet; (2) South 54°00'00" East 21.0 feet; (3) South 36°00'00" East 18.0 feet; (4) South 23°00'00" East 26.0 feet; (5) Southeasterly on a 62 foot radius curve to the right, chord bears South 05°30'07" East 23.84 feet, a distance of 23.99 feet; (6) South 03°26'00" West 12.65 feet; and (7) South 30°00'00" East 27.00 feet to the point of beginning.