

Recorded at the Request of
Adrienne M. Jack, Esq.
Holland & Hart LLP
222 S. Main Street, Suite 2200
Salt Lake City, UT 84101

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11/28/2023 10:01 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HOLLAND & HART LLP - SLC
222 SO. MAIN ST. SUITE 2200 SALT LAKE CITY, UT 84101

Mail Tax Notice to:

Cherie M. Major, Trustee
4610 South 2770 East
Holladay, UT 84117

Space above for County Recorder's use

PARCEL I.D.# 22-02-351-020

SPECIAL WARRANTY DEED

Cherie M. Major (also known as Cherie Michelle Major), a single woman, grantor, of Salt Lake County, State of Utah, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the grantor to Cherie M. Major, or her successors, as Trustee of The Cherie M. Major Trust dated November 27, 2023, as amended, grantee, of 4610 South 2770 East, Holladay, Utah, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

Commencing at a point North 1070 feet and East 2622 feet and North 69° East 533.1 feet and South 21 ° East 110 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Meridian; thence South 21 ° East 6.68 feet; thence South 69° West 106.1 feet; thence South 21 ° East 116.68 feet; thence North 69° East 106.1 feet, thence South 21 ° East 44.93 feet more or less, to the North line of Kentucky Avenue, thence Northeasterly along said North line to a point which is North 69° East 83.7 feet and South 21 ° East 138.46 feet, more or less, from the point of beginning, thence North 21 ° West 138.46 feet, more or less, thence South 69° West 83.7 feet to the point of beginning.

Less and excepting that portion deeded to Jennifer Holland in that certain Warranty Deed recorded April 2, 2008 as Entry No. 10389521 in Book 9589 at Page 8347 of the Official Records, described as follows: Beginning at a point on the North record title boundary of Grantors land, said point being North 1,070 feet and East 2,622 feet and North 69°00' East 533.1 feet and South 21 °00' East 110 feet and North 69°00' East 22.08 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 69°00' East 73.40 feet along the Northerly record title line of the Grantors property to the Westerly line of 2770 East Street; thence along said Westerly line South 21 °00' East 53.64 feet; thence South 69°00' West 73.40 feet; thence North 21 °00' West 53.64 feet to the point of beginning.

Less and excepting that portion deeded to Adam D. Marberger and Heidi M. Marberger, in that certain Warranty Deed recorded April 15, 2008 as Entry No. 10400751 in Book 9594 at Page 8047 of the Official Records, described as follows: Beginning at a point on the Northerly record title boundary of Grantors land, said point being North 1,070 feet and East 2,622 feet and North 69°00' East 533.1 feet and South 21 °00' East 110 feet and North 69°00' East 22.08 feet from the South quarter corner of Section 3, Township 2

South, Range 1 East, Salt Lake Meridian, and running thence South 21 °00' East 53.64 feet; thence South 33°04' West 31.47 feet; thence South 69°00' West 80.00 feet to a fence; thence North 19°38'25" West along said fence 65.44 feet to the Northerly record title boundary of the Barrell property; thence North 69°00' East along said Northerly boundary 81.84 feet; thence North 21 °00' West 6.68 feet; thence North 69°00' East 22.08 feet to the point of beginning, also described as:

Beginning North 1070 feet and East 2622 feet and North 69° East 533 .1 feet and South 21 ° East 116.68 feet and South 69° West 81.84 feet from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Meridian; thence South 19°38'25" East 65.44 feet; thence North 69° East 80 feet; thence North 33°04' East 31.47 feet; thence North 69° East 61.62 feet; thence South 21° East 84.82 feet, more or less to the North line of Kentucky Avenue, thence Southwesterly along a curve to the left to a point which is South 69° West 24.26 feet and South 21 ° East 116.68 feet and North 69° East 106.10 feet and South 21 ° East 44.93 feet more or less from the point of beginning; thence North 21 ° West 44.93 feet; thence South 69° West 106.10 feet; thence North 21 ° West 116.68 feet; thence North 69° East 24.26 feet to beginning

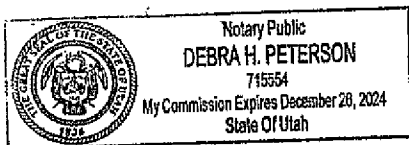
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to current general property taxes.


WITNESS the hand of said grantors this 27th day of November, 2023.


Cherie M. Major
(also known as Cherie Michelle Major)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on November 27, 2023, by Cherie M. Major (also known as Cherie Michelle Major).




Notary Public