

RECORDING REQUESTED BY: )  
HAYMOND LAW )  
SEND TAX NOTICE TO: )  
BOB RITZMAN, Trustee )  
1445 S. CHEYENNE ST. )  
SALT LAKE CITY, UT 84104 )  
AFTER RECORDING RETURN TO: )  
HAYMOND LAW )  
PO BOX 711670 )  
SALT LAKE CITY, UTAH 84171 )

14181471 B: 11459 P: 7573 Total Pages: 2  
12/04/2023 03:26 PM By: E.Mehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HAYMOND LAW  
PO BOX 711670SLC, UT 84171



SPACE ABOVE FOR RECORDER'S USE  
Parcel ID: 15-15-229-007, 15-10-451-097-0000 and  
15-10-451-096-0000

## Special Warranty Deed

DOCUMENTARY TRANSFER TAX -0-

For no consideration, BOB RITZMAN (aka BOB L. RITZMAN), does hereby convey and warrant against all claiming by, through, or under him, all his interest in and to the following described real property in Salt Lake County, State of Utah to:

BOB RITZMAN, Trustee, of the  
BS TRUST dated NOVEMBER 28, 2023, and any amendments thereto.

See Exhibit "A" attached hereto

ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

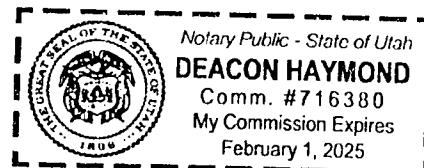
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

  
\_\_\_\_\_  
BOB RITZMAN (aka BOB L. RITZMAN)

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )  
 )

The foregoing instrument was acknowledged before me on NOVEMBER 28, 2023, by  
BOB RITZMAN (aka BOB L. RITZMAN).

  
Notary Public



*This instrument has been prepared by Haymond Law solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.*

**Parcel numbers: 15-15-229-007, 15-10-451-097-0000 and  
15-10-451-096-0000**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**EXHIBIT "A"**

Beginning at a point which is North 2 deg. 21'11" East 6.010 feet, and South 89 deg. 55'56" West 93.330 feet, and around a 615.210 foot radius curve to the right 126.461 feet, (delta=11 deg. 46'39", chord=North 84 deg. 10'48" West 126.236 feet) from the Southwest corner of Glendale Gardens Plat "A" Subdivision, said point more particularly described as North 50.417 feet and East 389.139 feet from the monument in the intersection of California Ave. and Redwood Road, Basis of bearing is North 89 deg. 55'56" East 811.810 feet between said monument and the monument at California Ave. and Montgomery St., Township 1 South, Range 1 West, Salt Lake Base and Meridian, running thence along a 615.210 foot radius curve to the right 93.587 feet (chord=North 73 deg. 55'58" West 93.497, delta=8 deg. 42'57") to the projection of a chain link fence; thence along said fence North 00 deg. 20'52" East 200.022 feet; thence East 69.694 feet to the boundary line of Madison Estates Subdivision; thence along said boundary line the following (2) courses: South 00 deg. 03'10" East 42.400 feet, and North 89 deg. 55'56" East 20.012 feet; thence South 00 deg. 20'52" West 183.522 feet to the point of beginning.

15-10-451-095  
041

**EXHIBIT "A"  
LEGAL DESCRIPTION**

COMMENCING 1000-15 FEET SOUTH AND 78 RODS WEST FROM NORTHEAST CORNER SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SOUTH LAKE MERIDIAN, AND RUNNING THENCE SOUTH 55.85 FEET; THENCE EAST 297 FEET; THENCE NORTH 110.85 FEET; THENCE WEST 147 FEET; THENCE SOUTH 55 FEET; THENCE WEST 150 FEET TO BEGINNING.