

14189898 B: 11464 P: 1100 Total Pages: 3
12/28/2023 03:20 PM By: adavis 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:
Wood Ranch Investments, LLC, a Utah limited liability company
978 Woodoak Drive
Holladay, UT 84117



File No.: 174423-DMF

SPECIAL WARRANTY DEED

G & N Wood Properties, LLC, a Utah limited liability company (formerly a Colorado limited liability company),

GRANTOR(S), of West Jordan, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Wood Ranch Investments, LLC, a Utah limited liability company,

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

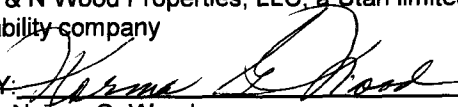
TAX ID NO.: 20-27-100-005 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 26th day of December, 2023.

G & N Wood Properties, LLC, a Utah limited liability company

BY: 
Norma G. Wood
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28th day of December, 2023, before me, personally appeared Norma G. Wood, 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 on behalf of G & N Wood Properties, LLC, a Utah limited liability company.


Notary Public



EXHIBIT A
Legal Description

Beginning at a point that lies North 00°06'38" West 4295.433 feet along the section Line and West 498.888 feet from the South quarter corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence North 81°57'38" West 63.100 feet to a point on a 445.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 55.877 feet); thence along the arc of said curve 55.914 feet through a central angle of 07°11'57"; thence North 74°45'41" West 175.572 feet to a point on a 445.000 foot radius tangent curve to the right, (radius bears North 15°14'19" East, Chord: North 59°50'49" West 229.064 feet); thence along the arc of said curve 231.671 feet through a central angle of 29°49'43"; thence North 44°55'57" West 59.482 feet to a point on a 520.000 foot radius non tangent curve to the left, (radius bears North 50°19'02" West, Chord: North 23°51'01" East 283.736 feet); thence along the arc of said curve 287.379 feet through a central angle of 31°39'53"; thence North 08°01'05" East 155.414 feet to a point on a 535.000 foot radius tangent curve to the left, (radius bears North 81°58'55" West, Chord: North 04°00'32" East 74.808 feet); thence along the arc of said curve 74.869 feet through a central angle of 08°01'05"; thence North 224.558 feet; thence East 489.760 feet; thence South 194.164 feet to a point on a 465.000 foot radius tangent curve to the right, (radius bears West, Chord: South 04°01'11" West 65.193 feet); thence along the arc of said curve 65.246 feet through a central angle of 08°02'22"; thence South 08°02'22" West 543.294 feet; thence South 08°02'22" West 29.058 feet; thence South 10°20'45" West 111.894 feet to the point of beginning. (AKA Proposed School Parcel)