

14192774 B: 11465 P: 5071 Total Pages: 4
01/09/2024 11:38 AM By: vanguyen 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:
Leonard B. Hyde and Sandra T. Hyde
7400 N. Westhills Trail
Park City, UT 84098



File No.: 172653-PCP

WARRANTY DEED

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,

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

Leonard B. Hyde and Sandra T. Hyde, husband and wife as joint tenants,

GRANTEE(S), of Park City, 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.: 16-35-276-025, 16-35-276-026, 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 5th day of January, 2024.

2016 Amended and Restated Karen Marie O'Brien Revocable Trust, dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010

BY: [Signature]
Sean O'Brien
Co-Trustee

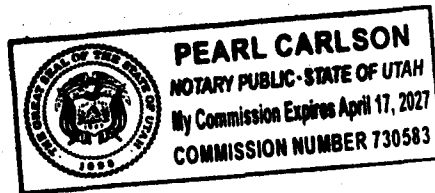
BY: [Signature]
Devon Colin O'Brien
Co-Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of January, 2024, before me, personally appeared Sean 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 Karen Marie O'Brien Revocable Trust, dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of January, 2024, 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 Karen Marie O'Brien Revocable Trust, dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010.

[Signature]
Notary Public

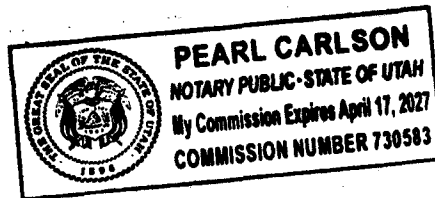


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point 1,153.76 feet South and 557.00 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 90.00 feet; thence North 27°57'36" East 141.38 feet, more or less, to the center of Millcreek; thence North 30°01'00" West 63.0 feet along said centerline; thence North 77°06'00" West 128.0 feet along said centerline; thence South 208.00 feet to the point of beginning.

TOGETHER WITH a 16 foot right of way over and across the following:

A 16 foot right of way, the Southerly line of which is described as follows:

Beginning on the Westerly line of a frontage road, said point being 1427.06 feet South and 368.34 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 70°13'00" West 186.71 feet.

ALSO TOGETHER WITH AND SUBJECT TO a 16 foot right of way, being 8 feet on each side of the following described centerline:

Beginning at a point 1427.06 feet South and 368.34 feet West and North 70°13'00" West 186.71 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 235.81 feet.

PARCEL 2:

Beginning at a point 1,342.0 feet South and 557.0 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 395.48 feet to the center of Millcreek Stream; thence along said center line South 77°06'00" East 128.00 feet and South 30°01'00" East 86.81 feet and South 60°26'00" East 23.80 feet; thence South 01°14'48" West 330.78 feet along the Westerly right of way line of Frontage Road; thence Southwesterly on a curve to the right, the radius point of which is North 80°13'12" West 5,679.58 feet, a distance of 13.88 feet; thence North 70°15'00" West 190.53 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point 1,153.76 feet South and 557.00 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 90.00 feet; thence North 27°57'36" East 141.38 feet, more or less, to the center of Millcreek; thence North 30°01'00" West 63.0 feet along said centerline; thence North 77°06'00" West 128.0 feet along said centerline; thence South 208.00 feet to the point of beginning.

PARCEL 3:

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 4:

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.