

14212486 B: 11476 P: 147 Total Pages: 3
03/06/2024 09:27 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DENTONS DURHAM JONES PINEGAR SALT LAKE OFFICE
111 SOUTH MAIN STREET SUITE 24SALT LAKE CITY, UT 84111

AFTER RECORDED, RETURN TO:

Jonathan H. Hoagland, Esq.
Dentons Durham Jones Pinegar P.C.
111 South Main Street, Suite 2400
P.O. Box 4050
Salt Lake City, Utah 84110
Telephone: (801) 415-3000

SEND TAX NOTICES TO:

The Jeremy H. Day Trust
8 Shadow Wood Lane
Sandy, Utah 84092

Parcel No. 28-14-351-031-0000

Corrected Warranty Deed

WHEREAS, under a Warranty Deed, dated July 19, 2018, and recorded with the Salt Lake County Recorder's Office on July 31, 2018, as document number 12820584 in Book 10698 at Page 4514 (the "Original Deed"), JEREMY DAY (the "Grantor") transferred to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 12, 2012, Grantee, the real property identified in Exhibit "A" hereto; and

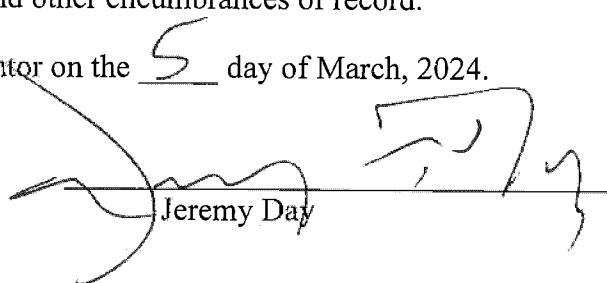
WHEREAS, it has come to the attention of the Grantor that the date of the Grantee trust instrument on the Original Deed is incorrect; and

WHEREAS, the Grantor has determined to correct the Original Deed to reflect the correct date of the Grantee trust instrument as it appeared on the Original Deed.

NOW, THEREFORE, the undersigned, JEREMY DAY, Grantor, of Sandy, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 29, 2012, Grantee, of 8 Shadow Wood Lane, Sandy, Utah 84092, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

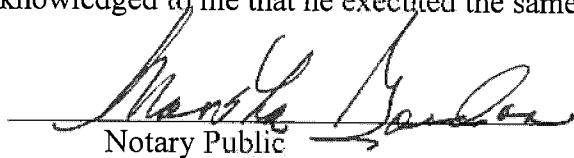
WITNESS the hand of said Grantor on the 5 day of March, 2024.



Jeremy Day

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

On the 27 day of March, 2024, personally appeared before me JEREMY DAY, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

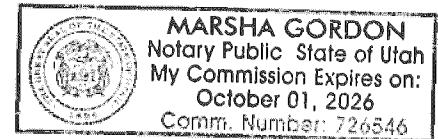


EXHIBIT "A"
to
Corrected Warranty Deed,
Executed by
Jeremy Day

The following-described real property located in Salt Lake County, State of Utah, and more particularly described as follows:

Lot 447, Pepperwood Phase 4, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Less and excepting the following: Beginning at the Northeast corner of Lot 442, Pepperwood Phase 4 Subdivision, as found and on file at the Salt Lake County Recorder's Office, in Book 76-8, at Page 166, said point being North 00°11'30" East 400.38 feet and East 98.61 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 70°28'08" East 5.31 feet along the Northerly boundary line of Lot 447 of said pepperwood Phase 4 Subdivision, to the centerline of an existing fence; thence South 06°40'14" East 28.12 feet along said centerline of an existing fence; thence South 01°54'18" East 47.77 feet along said centerline of an existing fence; thence South 01°05'15" West 31.85 feet along said centerline of an existing fence to the Southerly boundary line of said Lot 447; thence North 89°48'30" West 9.61 feet along said Southerly boundary line to the Southwest corner of Lot 447; thence North 00°11'30" East 105.71 feet along the Westerly boundary line of said Lot 447 to the point of beginning.

Less and exception the following: Beginning at a point which is North 00°11'30" East 294.39 feet and East 181.85 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said pint also being south 89°48'30" East 94.76 feet from the Southeast corner of Lot 447, Pepperwood Phase 4 Plat, recorded in Salt Lake County, Utah; thence North 37°36'29" East 17.00 feet; thence North 84°49'37" East 30.89 feet; North 89°11'50" East 53.57 feet; to the point of a curve to the right a radial distance of 453.34 feet, a distance of 10.32 feet (chord bears South 00°27'37" East 10.32 feet); thence South 00°11'30" West 7.00 feet; thence North 89°48'30" West 94.76 feet to the point of beginning. Contains 1,433 square feet or 0.03 acres, more or less.

Together with a perpetual right of way to use and enjoy those portions of Pepperwood Subdivision Phase 1 through Pepperwood Phase 4, and any and all Pepperwood Subdivision Phases, which are identified and will be identified as Lot "A", being the Streets within the subdivision, as shown on the Recorded Plat.

Parcel No. 28-14-351-031-0000 (for identification only)