

14230631 B: 11486 P: 179 Total Pages: 2
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: US TITLE INSURANCE AGENCY
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Grant A. Calder and Jamie A. Calder
5116 S Cottonwood Ln
Holladay, UT 84117

WARRANTY DEED

File No.: 069458
APN: 22-10-330-043-0000

Michelle M. Hollingsed and Timothy C. Hollingsed, Trustees of The Michelle M. Hollingsed and Timothy C. Hollingsed Revocable Trust, dated February 4, 2021,

Grantor(s), of Bellingham, Whatcom County, State of Washington, hereby convey(s) and warrant(s) to

Grant A. Calder and Jamie A. Calder, husband and wife as joint tenants.

Grantee(s), of Holladay, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 18th day of April, 2024.

Michelle M. Hollingsed and Timothy C.
Hollingsed, Trustees of The Michelle M.
Hollingsed and Timothy C. Hollingsed
Revocable Trust, dated February 4, 2021

BY: Michelle M. Hollingsed
Michelle M. Hollingsed, Trustee

BY: Timothy C. Hollingsed
Timothy C. Hollingsed, Trustee

STATE OF UTAH, COUNTY OF SALT LAKE :ss

The foregoing instrument was acknowledged before me the 18 day of April, 2024 by Michelle M. Hollingsed and Timothy C. Hollingsed, Trustees of The Michelle M. Hollingsed and Timothy C. Hollingsed Revocable Trust, dated February 4, 2021.

[Signature]
Notary Public

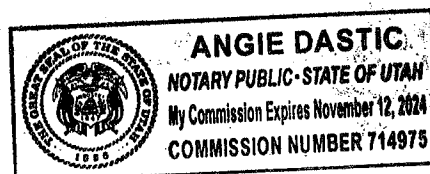


EXHIBIT "A"

Beginning at a point which is 438.846 feet South and 598.863 feet West and 152.06 feet South 76°12' East from the Center of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 17°34'29" East 217.42 feet; thence South 03°14'10" East 35.99 feet to a point on a 225.0 foot radius curve to the right whose center bears South 52°27'33" East; thence Northeasterly along the arc of said curve 262.65 feet to a point of tangency; thence North 14°24' East 185.02 feet; thence North 75°36' West 139.29 feet; thence South 24°10' West 102.50 feet; thence North 76°12' West 176.32 feet to the point of Beginning.

Together with a non-exclusive right of way over the following described tract of land; a 50 foot right of way, the center line of which is described as follows: Beginning North 1377.551 feet and East 243.769 feet and North 21°13'30" East 166.21 feet from the South Quarter corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 75°36' West 678.09 feet; thence clockwise around a curve having a 97.00 foot radius 108.81 feet and whose chord bears North 43°28' West 103.18 feet; thence clockwise around a curve having a 97.00 foot radius 43.56 feet and whose chord bears North 01°32' East 43.20 feet; thence North 14°24' East 70.00 feet; thence clockwise around a curve having a 225.00 foot radius 353.43 feet and whose chord bears North 59°24' East 318.20 feet; thence South 75°36' East 88.85 feet; thence South 75°36' East 508.16 feet to the West line of Cottonwood Lane and end of right of way.

Excepting therefrom the following: Beginning at a point which is 438.846 feet South, 598.863 feet West, 152.04 feet South 76°12' East 131.06 feet South 17°34'29" East of the Center of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 17°34'29" East 86.36 feet; thence South 03°14'10" East 35.99 feet to a point on a 225.0 foot radius curve to the right whose center bears South 52°27'33" East; thence Northeasterly along the arc of said curve 10.27 feet; thence North 03°14'10" West 72.73 feet; thence North 38°57'48" West 48.42 feet to the point of Beginning.

Also excepting therefrom the following: Beginning at a point which is 438.846 feet South and 598.863 feet West and 152.06 feet South 76°12' East from the center of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 42°39'51" East 208.54 feet to a point on a 250.0 foot radius curve to the left whose center bears South 24°47' East; thence South 56°26'38" West 83.07 feet along the long chord of said curve; thence North 03°14'10" West 36.74 feet; thence North 38°57'48" West 48.42 feet; thence North 17°34'29" West 131.06 feet to the point of Beginning.

Situated in Salt Lake County

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