

Mail Recorded Deed & Tax Notice To:
Corbin A. Olsen
4724 S. Wander Lane
Holladay, UT 84117

14306481 B: 11528 P: 6285 Total Pages: 4
10/29/2024 10:59 AM By: dkilpack Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 182988-JHP

WARRANTY DEED

Martin N. Olsen, Trustee of the Olsen Family Trust Dated September 27, 2005,

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

Corbin A. Olsen,

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.: 22-34-328-076 and 22-34-328-074 (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 28th day of October, 2024.

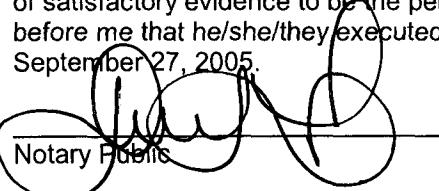
Olsen Family Trust Dated September 27, 2005

BY: 
Martin N. Olsen
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 24th day of October, 2024, before me, personally appeared Martin N. Olsen, 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 Trustee on behalf of the Olsen Family Trust Dated September 27, 2005.


Notary Public

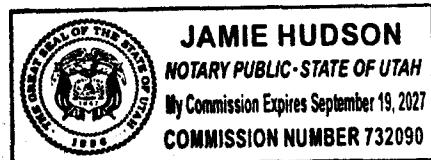


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which is North 89°41'00" West 330.82 feet and South 00°08'21" West 571.40 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'21" West 329.283 feet; thence North 89°41'00" West 198.00 feet; thence North 00°08'21" East 329.283 feet; thence South 89°41'00" East 198.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of the Nolan J. & Marilyn J. Olsen property, said point being North 89°41'00" West 528.82 feet and South 00°08'21" West 900.687 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 16.52 feet more or less to the Northeast corner of Lot 9, Val-De-Neige Subdivision, according to the official plat thereof on file in the Office of the County Recorder of Salt Lake County, Utah; thence East 8.0 feet, more or less to a fence; thence South 16.52 feet along said fence; thence West 8.0 feet to the point of beginning.

TOGETHER WITH the following described right of way:

Beginning at a point which is North 89°41'00" West 508.82 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°08'21" West 1182.863 feet; thence North 89°41'00" West 20.00 feet; thence North 00°08'21" East 1182.893 feet; thence South 89°41'00" East 20.00 feet to the point of beginning.

PARCEL 2:

Beginning South 00°09'32" West 1320 feet and North 89°41'00" West 324.77 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°08'21" East 682.75 feet; thence North 00°19'19" West 597.885 feet; thence South 1280.62 feet more or less; thence East 1.58 feet to the beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning North 89°41'00" West 330.82 feet and South 00°08'21" West 900.683 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°41'00" East 5.6 feet; thence South 00°08'21" West 143.601 feet; thence North 89°41'00" West 5.6 feet; thence North 00°08'21" East 143.601 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is North 89°41'00" West 330.82 feet and South 00°08'21" West 1182.863 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°41'00" East 5.60 feet to the West line of Ridge Point at Quail Valley Subdivision; thence along said West line South 00°08'21" West 138.57 feet to the North line of Quail Valley No. 5 Subdivision; thence along said North line North 89°41'00" West 5.60 feet; thence North 00°08'21" East 138.57 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point South 00°09'32" West 780.64 feet and South 89°55'51" West 324.96 feet and South 00°08'21" West 261.46 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake

Base and Meridian, said point being on the West line of Ridge Point and Quail Valley PUD; thence South 00°08'21" West 138.579 feet along said West line; thence North 89°41'00" West 5.59 feet; thence North 00°08'21" East 138.579 feet; thence South 89°41'00" East 5.59 feet to beginning.