

When recorded mail to (Tax Mailing Address):

Grantee

45 E. Center Street, Suite 103

North Salt Lake, UT 84054

MTC File No. 341100

14326698 B: 11539 P: 8005 Total Pages: 3
12/18/2024 02:15 PM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

WARRANTY DEED

Mickial V. Dansie and Bonnie Jackson, as Successor Trustees of the Vaughn and Beverly Dansie Family Trust, originally dated 15 April, 2004, First Amended and Restated as the Dansie Family Revocable Living Trust on April 4, 2017, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Brighton Homes Utah II, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

Parcel 1: [22-19-328-018]

Beginning in the center of a three rod street 727.266 feet South from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence West 155 feet; thence North 90 feet; thence East 155 feet; thence South 90 feet to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of 300 East Street.

Parcel 2: [22-19-328-078]

Beginning at a point South 0°12'25" West along the Section line 747.93 feet and North 89°47'05" West 150.00 feet more or less to the Northwest corner of land being know as 22-19-328-020, in Quit Claim Deed recorded 9-16-03 as Entry No. 8818655, in Book 8882, at Page 2116, from the Center of Section 19, Township 2 South, Range 1 East; Salt Lake Base and Meridian and running thence South 0°12'55" West 46.00 feet (South 46.00 feet by deed) along the West line of the above described property; thence North 89°47'05" West 15.00 feet (West 15.00 feet by deed) more or less to the Northwest Corner of the land being conveyed in that certain Warranty Deed recorded 8-15-08 as Entry No. 10501004, in Book 9635, at Page 4470; thence South 0°12'55" West 73.00 feet (South 73.00 feet by deed) along the West line of said land to the Southwest corner; thence South 89°47'05" East 140.25 feet (East 140.26 feet by deed) to a point on the Westerly Right-of-Way line of 300 East Street; thence South 0°12'55" West along said Westerly Right-of-Way line 35 feet; thence North 89°47'05" West 200 feet; thence South 0°12'55" West 89.47 feet; thence South 89°47'05" East 54 feet to a point on the Westerly line of Vunder Subdivision, as recorded with the office of the Salt Lake County Recorder; thence South 0°12'55" West along said Westerly line 72.35 feet; thence North 89°45'30" West 200.00 feet; thence North 0°12'55" East 123.59 feet; thence North 48°40'55" West 41.68 feet to the Southeast Corner of Diamond Acres #1 Subdivision, as recorded with the office of the Salt Lake County Recorder; thence North 1°00'00" West

along the Easterly line of said Diamond Acres #1 Subdivision 164.78 feet; thence South 89°47'05 East 255.65 feet to the point of beginning.

Tax Parcel No. 22-19-328-078, 22-19-328-018

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

