

14360444 B: 11557 P: 7795 Total Pages: 3
03/20/2025 03:08 PM By: mpalmer 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

Mail Recorded Deed & Tax Notice To:
Wood Ranch Investments, LLC, a Utah limited liability company
PO Box 901339
Sandy, UT 84090



File No.: 187693-DMF

SPECIAL WARRANTY DEED

G & N Wood Properties, LLC, a Utah limited liability company (formerly a Colorado limited liability company),

GRANTOR(S), of West Jordan, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Wood Ranch Investments, LLC, a Utah limited liability company,

GRANTEE(S), of Sandy, 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

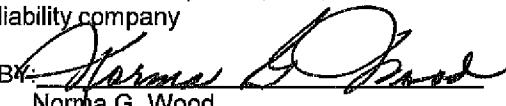
TAX ID NO.: 20-28-200-011-4003 and 20-21-400-006 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 18 day of March, 2025.

G & N Wood Properties, LLC, a Utah limited
liability company

By: 
Norma G. Wood
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 18 day of March, 2025 before me, personally appeared Norma G. Wood, 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 on behalf of G & N Wood Properties, LLC, a Utah limited liability company.


Amber Cook
Notary Public

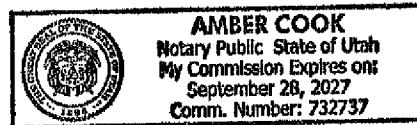


EXHIBIT A
Legal Description

Beginning at a point on a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the office of the Salt Lake County Recorder, said point also being on a 268.500 foot radius non tangent curve to the left, (radius bears South 66°37'03" East, Chord: South 21°36'05" West 16.691 feet), said point lies North 117.339 feet and West 3444.374 feet from the North quarter corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 00°06'38" West 5274.293 feet between the South quarter corner and the North quarter corner of said Section 27, Township 2 South, Range 1 West, Salt Lake Base and Meridian), and running thence along said parcel the following (6) courses: (1) along the arc of said curve 16.694 feet through a central angle of 03°33'44"; (2) South 19°49'13" West 84.615 feet to a point on a 291.500 foot radius tangent curve to the right, (radius bears North 70°10'47" West, Chord: South 76°19'36" West 486.192 feet); (3) along the arc of said curve 574.969 feet through a central angle of 113°00'47"; (4) North 47°10'00" West 122.360 feet to a point on a 503.500 foot radius tangent curve to the left, (radius bears South 42°50'00" West, Chord: North 49°22'34" West 38.819 feet); (5) along the arc of said curve 38.828 feet through a central angle of 04°25'06"; and (6) North 40°29'48" East 134.305 feet; thence South 89°56'31" East 539.225 feet to the point of beginning.