

Mail Recorded Deed & Tax Notice To:
Brian Everill and Robert Everill
14647 South Porter Rockwell Blvd. Suite B
Bluffdale, UT 84065

14417882 B: 11590 P: 7032 Total Pages: 4
08/04/2025 02:38 PM By: srigby 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.: 192081-MCP

SPECIAL WARRANTY DEED

Evereal-Estate LLC, a Utah limited liability company

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

Brian Everill and Robert Everill, individually,

GRANTEE(S), of Bluffdale, 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.: 15-30-478-017 (for reference purposes only)

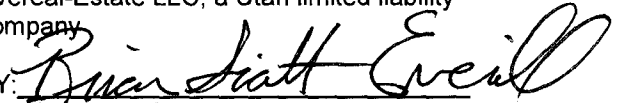
SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of August, 2025.

Evereal-Estate LLC, a Utah limited liability
company

BY:



Brian Scott Everill
Managing Member

BY:

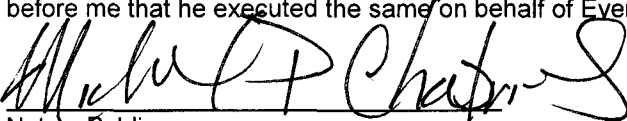


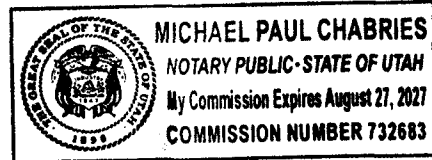
Robert Everill
Managing Member

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1st day of August, 2025, before me, personally appeared Brian Scott Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Evereal-Estate LLC, a Utah limited liability company.

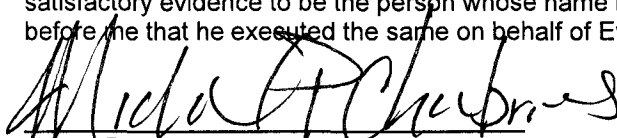

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 1st day of August, 2025, before me, personally appeared Robert Everill, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Evereal-Estate LLC, Utah limited liability company.


Notary Public

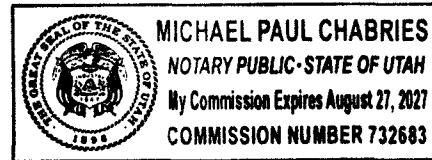


EXHIBIT A
Legal Description

BEGINNING AT A POINT 825.275 FEET WEST AND 33 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 60 FEET ALONG THE NORTH LINE OF 3500 SOUTH STREET; THENCE NORTH 0°04'58" WEST 167 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE PROPERTY CONVEYED TO CAPITAL INDUSTRIES, INC., A UTAH CORPORATION, BY SPECIAL WARRANTY DEED RECORDED JULY 14, 1972, AS ENTRY NO. 2470188 IN BOOK 3108 AT PAGE 64 OF OFFICIAL RECORDS; THENCE NORTH 89°56'54" EAST 60 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°04'58" EAST 167 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO SALT LAKE COUNTY AS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED MARCH 25, 1975 AS ENTRY NO. 2693732 IN BOOK 3814 AT PAGE 45 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 765.275 FEET WEST AND 33 FEET NORTH FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST ALONG THE NORTH LINE OF 3500 SOUTH STREET 120.000 FEET; THENCE NORTH 0°04'58" WEST, 7.00 FEET; THENCE NORTH 89°56'54" EAST 120.000 FEET; THENCE SOUTH 7.00 FEET TO THE POINT OF BEGINNING.