

10412167
 04/28/2008 04:51 PM \$14.00
 Book - 9600 Pg - 911-912
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 BONNIE JEAN OLSEN
 10250 DIMPLE DELL RD
 SANDY UT 84092
 BY: ZJM, DEPUTY - WI 2 P.

WHEN RECORDED, MAIL TO:

Bonnie Jean Olsen, Manager
 10250 Dimple Dell Road
 Sandy, Utah 84092

Tax Parcel Number: 28141260130000

CORRECTED WARRANTY DEED

BONNIE J. OLSEN, a resident of Salt Lake City, Salt Lake County, Utah, Grantor, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to OLSEN FAMILY ORCHARD, LLC, a Utah limited liability company, Grantee, having an address of 10250 Dimple Dell Road, Sandy, Utah 84092, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property, whether currently owned or hereafter acquired, in Salt Lake County, State of Utah:

Beginning at a point which is 301.88 feet South and 2141.15 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 1°35'00" East 30.01 feet; thence West 193.78 feet; thence South 11°12'50" West 307.96 feet; thence West 547.47 feet; thence North 1°40'00" West 83.10 feet; thence North 73°17'00" West 103.00 feet; thence North 10°25'00" East 223.06 feet; thence East 861.04 feet to the point of beginning.

Together with 10 shares Bell Canyon Irrigation Water Company.

Less and excepting the following parcels:


Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian and then running South 126.87 feet; thence West 183.32 feet, thence North 10°25'00" East 129 feet; thence East 160 feet to the point of beginning. 0.5 acre; and

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning (said conveyance was made March 7, 1980 to Salt Lake County upon the condition that the grantee devote said property to the use of a highway within 20 years from the date thereof; in the event said condition is not met by grantee within said time period, the property reverts to grantors or their successors in interest as fee owner of the lot known as Lot #1 Olsen N/R).

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor and/or to her deceased husband, VICTOR LYNN OLSEN. Said warranty shall be limited to the extent of coverage available under such policy.

The purpose of this Corrected Warranty Deed is to correct the legal description shown on the Warranty Deed recorded on March 12, 2008 as Entry No. 10371612 in Book 9581, Pages 4787-4788, in the Salt Lake County Recorder's Office.

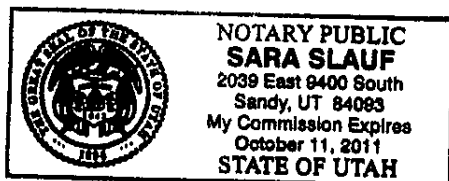
WITNESS the hand of said Grantor as of the 25 day of April, 2008.




Bonnie J. Olsen

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 25 day of April, 2008, personally appeared before me BONNIE J. OLSEN, the signer of the within instrument, who duly acknowledged to me that she executed the same.





Notary Public

Return to: Salt Lake County Recorder

C/O ROBYN

2001 S State St #N1-600

Salt Lake City, UT 84109-1150

14157288 B: 11447 P: 3771 Total Pages: 4
09/27/2023 04:16 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ROBYN



RECORDER'S NOTICE

NOTICE IS HEREBY GIVEN BY THE SALT LAKE COUNTY RECORDER'S
OFFICE as follows:

This document is being recorded to cause an effect on taxed parcels as shown below, based on the following identified document(s) as previously recorded with this office and subjected to the conditions set forth.

Entry 3496857 recorded 10/30/1980, states that ownership should revert back into the grantors names or successors in interest if a road is not built within 20 years. As per aerials, land owners, and county real estate, this road was never built. Parcel 28-14-126-002 will be put back into the name of Olsen Family Orchard LLC.

	Document Type	Recorded	Entry	Book	Page
1.		1/1/1900	3496857	5172	242
2.	QCD	4/28/2008	10412168	9600	913



Parcel Number(s) and Legal Description(s)

Parcel Number

Property Description For Taxation Purposes Only

28-14-126-002-0000 BEG 301.88 FT S & 1440.11 FT E FR NW COR OF SEC 14, T 3S, R 1E, S L M; S 126.87 FT; E 40 FT; N 126.87 FT; W 40 FT TO BEG 0.12 AC M OR L

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to _____ Address _____

3496857

QUIT-CLAIM DEED

V. LYNN OLSEN and BONNIE JEAN OLSEN, his wife,
of Salt Lake City, County of Salt Lake, State of Utah, hereby
QUIT-CLAIM to

SALT LAKE COUNTY, a body corporate and politic of
the State of Utah,
of City & County Building, Salt Lake City, Utah
----- TEN (\$10.00) ----- DOLLARS,
and other good and valuable consideration
the following described tract of land in Salt Lake County,
State of Utah:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning.

This conveyance is made to Salt Lake County upon the condition that the grantee devotes said property to the use of a highway within 20 years from the date hereof, and in the event this condition is not met by grantee within said period, the property shall revert to grantors or successors in interest as fee owner of the lot known as Lot #1 Olsen N/R.

REQ. OF
SALT LAKE COUNTY
KATIE L. GYNN
RECORDS
SALT LAKE COUNTY
TAX DEPARTMENT
Nov 30 4 30 PM '80
DEVIL DONE
JEN CLARK
DEVIL DONE

WITNESS the hand of said grantors, this
March _____, A. D. one thousand nine hundred and eighty

Signed in the presence of

V. Lynn Olsen
V. LYNN OLSEN
Bonnie Jean Olsen
BONNIE JEAN OLSEN

STATE OF UTAH,

COUNTY OF Salt Lake

} ss.

On the 7th day of March
personally appeared before me

V. LYNN OLSEN and BONNIE JEAN OLSEN, his wife,
the signers of the within instrument, who duly acknowledged to me that they executed the same.

Thomas H. Salters
Notary Public.

My commission expires 2/20/84 Residing in Salt Lake City

