



W3229086

WHEN RECORDED, RETURN TO:

Snell & Wilmer
Attn: Wade Budge
Gateway Tower West
15 West South Temple, Suite 1200
Salt Lake City, UT 84101-1547

E# 3229086 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
08-Apr-22 01:02 PM FEE \$40.00 DEP SLV
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Parcel ID Nos.: 24-020-0001
24-020-0005

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

BARRIE G. MCKAY, as Trustee (a/k/a Barrie G. McKay, as Trustee of that certain Trust established by Elizabeth P. McKay, as Trustor, under Trust Agreement dated June 8, 1964) ("Grantor") hereby conveys and warrants against all who claim by, through, or under Grantor to **MCKAY MEADOWS, LLC**, a Utah limited liability company ("Grantee"), of 10652 Iron Mountain Dr., South Jordan, UT 84095, for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the following described real property located in Weber County, State of Utah, together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto, however evidenced, used or belonging to such real property:

See attached **Exhibit A** (the "Property").

Witness the hand of said Grantor, this 7 day of April, 2022.

GRANTOR:

BARRIE G. MCKAY, as Trustee (a/k/a Barrie G. McKay, as Trustee of that certain Trust established by Elizabeth P. McKay, as Trustor, under Trust Agreement dated June 8, 1964)

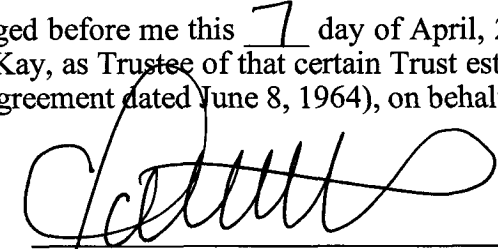
By: *Barrie G. McKay*
Name: Barrie G. McKay
Title: Trustee

[Acknowledgment Follows]

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

The foregoing instrument was acknowledged before me this 7 day of April, 2022, by Barrie G. McKay, as Trustee (a/k/a Barrie G. McKay, as Trustee of that certain Trust established by Elizabeth P. McKay, as Trustor, under Trust Agreement dated June 8, 1964), on behalf of such trust.



Notary Public



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Weber County, State of Utah, more particularly described as follows:

A part of Lot 3, Block 3, Plat "B", Huntsville Survey, more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Lot 3; running thence Westerly along the South line of said Lot 3, 10 chains, more or less, to the Southwest corner thereof; thence North along the West line of said Lot 3, 6 chains; thence Easterly parallel to the South line of said Lot 3, 10 chains, more or less, to the East line of said Lot 3; thence South 6 chains to the place of beginning.

LESS AND EXCEPTING the following:

A tract of land for highway known as Project No. 0570 situated in Lot 3, Block 3, Plat B, Huntsville Survey. Said tract of land is bounded on the west side by a line parallel to and 40' distant West from the center line of survey of said project and bounded East from said West side line by the Southeast and North boundaries of the Grantor's land. The portion of said center line, which parallels said West side line, is described as follows:

Beginning at Engineer's Station 5+34 which point is approximately 5' East, from the Southeast corner of said Lot 3; thence North 1°37'58" West 6 chains, more or less, to Engineer's Station 9+35, which point is approximately 6 chains North along the East boundary line of said Lot 3 from the Southeast corner of said Lot 3 as shown on the official map of said project on file in the office of the State Road Commission of Utah.

ALSO LESS AND EXCEPTING the following:

A parcel of land in fee for a highway known as Project No. RS-0565(1), being part of entire tract of property, in Lot 3, Block 3, Huntsville Townsite Plat "B" in the Northeast quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 40 feet Westerly from the Southeast corner of said Lot 3, said point being on the North right of way line of First Street and the West right of way line of State Highway U-39; thence Westerly 418 feet, more or less, along said North right of way line to the East line of Huntsville City Limits; thence Northerly 16.5 feet; thence Easterly 418 feet, more or less, parallel to said Northerly right of way line to a point 16.5 feet North 1°37'58" West from the point of beginning; thence South 1°37'58" East 16.5 feet to the point of beginning.

ALSO LESS AND EXCEPTING any portion lying within First Street.