

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Vess Pearson
9517 N. 6560 W.
Highland, UT 84003

ENT 41488:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jun 24 03:14 PM FEE 40.00 BY AC
RECORDED FOR Holland & Hart LLP - SLC
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vessie A. Pearson and Angela K. Pearson, husband and wife as joint tenants (collectively, "**Grantors**"), hereby convey and warrant against all claiming by, through, or under Grantors, but not otherwise, to Vessie A. Pearson and Angela K. Pearson, husband and wife as joint tenants, whose address is 9517 N. 6560 W., Highland, UT 84003, the following described real property located in Utah County, Utah:

Beginning at a point which is East 8.83 feet and South 19.88 feet from the Northeast corner of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 2°37'00" East 186.37 feet; thence South 82°22'47" East 121.84 feet; thence North 2°37'00" West 222.89 feet; thence North 89°48'00" East 36.20 feet; thence South 1°24'33" East 734.46 feet; thence South 89°53'00" West 140.70 feet; thence North 2°37'00" West 262.89 feet; thence North 90°00'00" West 29.46 feet; thence North 61°51'48" West 136.0 feet; thence North 33°33'54" West 63.94 feet; thence North 47°23'53" East 138.43 feet; thence North 13°43'30" West 247.60 feet; thence South 89°54'45" East 120.96 feet to the point of the beginning.

Tax Parcel Nos.: 70:017:0002 and 70:017:0003

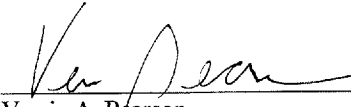
TOGETHER WITH: (a) any buildings, structures and improvements of any kind associated with and located on the real property; (b) all rights-of-way, easements and privileges appurtenant to the real property; (c) all ingress and egress easements and agreements, and/or property rights associated with the real property; (d) all oil, gas, and minerals, and all water and water rights appurtenant to or used in connection with the real property and owned by Grantors; and (e) all other appurtenances, rights, and privileges benefiting, belonging or pertaining to the real property and owned by Grantors (collectively, the "**Property**").

SUBJECT TO: current taxes and other current applicable assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; and any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal.

The purpose of this Special Warranty Deed is to combine the above-described real property, which is currently made up of two adjacent parcels, into a single parcel. □

Dated as of June 19, 2024.

GRANTORS:


Vessie A. Pearson

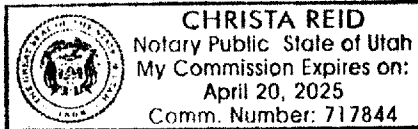
Angela K. Pearson
Angela K. Pearson

STATE OF Utah)

) ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me on June 19, 2024, by Vessie A. Pearson and Angela K. Pearson.



Christa Reid
Notary Public

Residing at: Draper, UT

My Commission Expires: 4/20/25

[Signature Page to Special Warranty Deed]