

WARRANTY DEED

T-1300 Keelan

TAX PARCEL NO. 10-042-0-0012 and 02-016-0-0032

JOSEPH P. KEELAN AKA JOSEPH PATRICK KEELAN, SUCCESSOR TRUSTEE OF THE JOSEPH AND CAROL KEELAN TRUST DATED JANUARY 31, 2009 grantor

of TOOELE County of TOOELE, State of UTAH

hereby, CONVEY and WARRANT to

JOSEPH PATRICK KEELAN AND NANCY MIKULSKI KEELAN, AS CO-TRUSTEES OF THE KEELAN LIVING TRUST, DATED JANUARY 24, 2023 grantee

of 363 EAST MEADOWS DR. County of TOOELE, State of UTAH
TOOELE, UTAH 84074

For the sum of \$10.00 dollars and other good and valuable considerations.
The follow described tract of land in TOOELE County, State of UTAH to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS

Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 27th day of Jan, 2023.

Joseph P. Keelan
JOSEPH P. KEELAN AKA JOSEPH PATRICK KEELAN,
SUCCESSOR TRUSTEE OF THE JOSEPH AND
CAROL KEELAN TRUST DATED JANUARY 31, 2009

STATE OF UTAH }
 ss.
COUNTY OF TOOELE }

On the 27th day of Jan, 2023.
Personally appeared before me,
JOSEPH P. KEELAN AKA JOSEPH PATRICK KEELAN,
SUCCESSOR TRUSTEE OF THE JOSEPH AND
CAROL KEELAN TRUST DATED JANUARY 31, 2009
the signer(s) of within instrument who duly
acknowledged to me that he executed the same.

Commission Expires:



S. Houghton
NOTARY PUBLIC
Residing at: TOOELE, UTAH

LEGAL DESCRIPTIONS

LOT 12, VALLEY VISTA SUBDIVISION, A SUBDIVISION OF TOOELE CITY, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER.

ALSO,

BEGINNING SOUTH 89°48'11" WEST 4085.65 FEET ALONG THE SECTION LINE AND SOUTH 397.623 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EAST BOUNDARY LINE OF LOT 18, VALLEY VISTA SUBDIVISION, RUNNING ALONG THE EAST BOUNDARY LINE OF LOT 18, THE FOLLOWING 3 COURSES: (1) SOUTH 26°00'00" WEST 61.198 FEET, (2) THENCE ON A CURVE TO THE RIGHT A DISTANCE OF 23.562 FEET SAID CURVE HAVING A RADIUS OF 15.00 FEET, AND A CHORD DISTANCE OF 21.213 FEET (3) SOUTH 64°00'00" EAST 51.00 FEET NORTH 0°42'41" EAST 84.274 FEET TO THE POINT OF BEGINNING.