

ENT65341:2020 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2020 May 14 03:46 PM FEE 40.00 BY IP  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

Mail Recorded Deed and Tax Notice To:  
Lighthouse Cove Development, Inc., a Utah corporation  
PO Box 981014  
Park City, UT 84098



File No.: 125893-TOF

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## SPECIAL WARRANTY DEED

Don C. Markham and Luanne Markham, Trustees of the Don C. Markham and Luanne Markham Family Trust dated February 9, 1990 as amended and restated

**GRANTOR(S)** of Saratoga Springs, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Lighthouse Cove Development, Inc., a Utah corporation

**GRANTEE(S)** of Park City, 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 **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

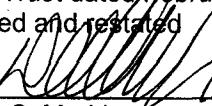
**TAX ID NO.: 16-003-0040 and 16-003-0036** (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

**NOTE:** This instrument is granted and recorded in order to comply with the title company's requirements for issuance of title insurance on the subject property. This instrument is consistent with the boundary line agreement entered into by Grantor and Grantee adjusting the boundaries between their adjacent properties in accordance with Utah Code Ann. 57-1-45.

Dated this 1 day of <sup>May</sup> April, 2020.

The Don C. Markham and Luanne Markham Family Trust dated February 9, 1990 as amended and restated

BY:   
Don C. Markham  
Trustee

BY:   
Luanne Markham  
Trustee

STATE OF UTAH

COUNTY OF Utah  
<sup>May</sup>

On the 1 day of <sup>May</sup> April, 2020 personally appeared before me Don C. Markham, Trustee(s) of the Don C. Markham and Luanne Markham Family Trust dated February 9, 1990 as amended and restated, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

  
Notary Public

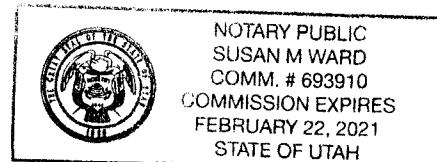


STATE OF UTAH

COUNTY OF Utah  
<sup>May</sup>

On the 1 day of <sup>May</sup> April, 2020 personally appeared before me Luanne Markham, Trustee(s) of the Don C. Markham and Luanne Markham Family Trust dated February 9, 1990 as amended and restated, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

  
Notary Public



File No. 125893-TOF.

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Beginning on the Southerly line of PELICAN BAY SUBDIVISION PLAT "A", recorded September 1, 2000 as Entry No. 69235:2000 at the office of the Utah County Recorder, said point being South 00°15'29" West (Deed = South 00°01'22" West) along the North-South quarter section line 1004.65 feet and East (Deed = North 89°50'52" East) 983.35 feet from the North quarter corner of said Section 19, (basis of bearings being South 67°49'05" East from the North quarter corner of said Section 19 and a street monument in the intersection of Pelican Lane and Heppler Lane) and running thence South 87°36'50" East 1179.60 feet along said Southerly line to a point on the right of way line of Pelican Lane; thence along said right of way the following two (2) courses: 1) South 29°08'04" East 57.66 feet; 2) North 89°50'52" East 32.02 feet to a point on the Westerly line of that certain Warranty Deed, recorded June 17, 2015 as Entry No. 53020:2015 at the office of the Utah County Recorder; thence along said Deed line the following two (2) courses 1) South 20°06'56" East 9.69 feet; 2) South 89°55'02" East 4.12 feet; thence South 00°19'16" West 200.00 feet; thence North 89°55'02" West 1092.70 feet; thence North 25°15'51" West 29.34 feet; thence North 21°41'11" West 56.11 feet; thence North 32°10'58" West 130.06 feet; thence North 22°50'19" West 128.25 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at the North quarter corner of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°04'55" West 1309.47 feet; thence North 89°50'52" East 1607.76 feet; thence North 00°09'08" West 200 feet; thence North 89°50'52" East 579.88 feet; thence North 29°08'04" West 57.14 feet; thence North 87°36'50" West 1437.67 feet; thence North 85°54'11" West 451.82 feet; thence North 38°00'29" West 310.10 feet; thence North 25°44'42" West 185.05 feet; thence North 00°01'50" West 152.34 feet; thence North 64°51'09" East 286.27 feet; thence North 20°05'21" West 292.27 feet; thence North 89°13'39" West 157.67 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Commencing South 00°01'22" West 1309.933 feet and North 89°50'52" East 575.594 feet from the North quarter corner of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°50'52" East 2067.395 feet; thence North 89°50'52" East 154.09 feet; thence South 19°48'30" East 201.62 feet; thence South 32°24'00" West 205.85 feet; thence South 11°38'10" West 274.47 feet; thence South 17°21'20" East 213.54 feet; thence South 21°58'30" East 40.29 feet; thence South 89°41'47" West 1795.015 feet, more or less; thence North 24°41'57" West 242.037 feet; thence North 24°56'42" West 539.23 feet; thence North 25°14'55" West 186.024 feet to the point of beginning.

Reserving unto Grantor a non-exclusive easement for access, to and from Pelican Lane, over and across the eastern-most portion of the above described land that has historically been used by the Grantor to access their residence on the adjoining land.