

14012257 B: 11370 P: 6197 Total Pages: 4  
09/07/2022 12:18 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BRADY R PIERCE  
6379 W CRIMSON VIEW DR STE 103 SOUTH JORDAN, UT 84009

**WHEN RECORDED MAIL TO:**

Brady R. Pierce  
6379 West Crimson View Dr., Ste. 103  
South Jordan, Utah 84009

**TAX STATEMENTS/NOTICES TO BE MAILED TO:**

Keith Alexander Short and Staci Short  
1017 East 13200 South  
Draper, Utah 84020

**QUITCLAIM DEED**

For ten dollars and other valuable consideration, DEREK A. COULTER, grantor, of Midway, Utah, hereby conveys and quitclaims to KEITH ALEXANDER SHORT and STACI SHORT, as Joint Tenants, grantees, the following described property located in Salt Lake County, State of Utah, and is further described as following described real estate located at 1017 E. 13200 S., Draper, Utah 84020:

BEG 550.67 FT S & 66.42 FT W M OR L FR CEN SEC 32, T 3S, R 1E, S L M; N 86°05'40" W 105.5 FT, M OR L; S 2°31'12" W 650.985 FT, M OR L TO CEN OF STREET; S 89°45'40" E 106.4 FT; N 2°29'20" E 644.575 FT, M OR L TO BEG. LESS STREET. 1.5 AC M OR L. 2938-47. 6830-1894 7452-1987, 1995

Parcel No. 28-32-327-016-0000.

Less the following described parcel located along the southern border of the above-described parcel to the center of 13200 S. previously conveyed to Draper City:

Beginning at a point which lies South 1164.45 feet and West 100.33 feet from the Center of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, thence South 2 deg 52'04" West 18.54 feet; thence North 88 deg 02'24" West 17.06 feet; thence North 88 deg 56'29" West 25.17 feet; thence 89 deg 48'47" West 24.84 feet; thence North 89 deg 42'32" West 24.42 feet; thence North 89 deg 54'07" West 14.88 feet; thence N 2 deg 53'56" East 18.78 feet; thence South 89 deg 11'01" East 106.37 feet; thence feet to the point of beginning. Comprising 1,950.88 square feet

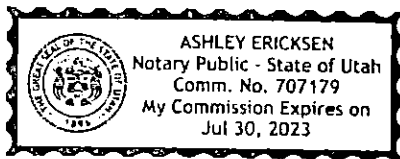
This Deed replaces a previously executed Quitclaim Deed, notarized on June 22, 2020, which was not recorded, which is attached as Exhibit "A". This Deed also clarifies the Grantee(s), and supersedes the June 22, 2020 Quitclaim Deed.

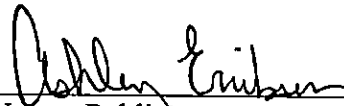
Executed this 18<sup>TH</sup> day of August, 2022.

  
Derek A. Coulter, Grantor

State of Utah                    )  
  :SS  
County of Salt Lake        )

On this 18<sup>th</sup> day of August, 2022, personally appeared before me Derek A. Coulter, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged before me that he executed the same.



  
\_\_\_\_\_  
Notary Public

# EXHIBIT A

**WHEN RECORDED MAIL TO:**

Coulter Tateoka, P.C.  
11576 S. State St., Suite 503  
Draper, UT 84020

**QUITCLAIM DEED**

For ten dollars and other valuable consideration, DEREK A. COULTER, grantor, of Draper, Utah, hereby conveys and quitclaims to ALEX SHORT, grantee, the following described property located in Salt Lake County, State of Utah, and is further described as following described real estate located at 1017 E. 13200 S., Draper, Utah 84020:

BEG 550.67 FT S & 66.42 FT W M OR L FR CEN SEC 32, T 3S, R 1E, S L M; N 86°05'40" W 105.5 FT, M OR L; S 2°31'12" W 650.985 FT, M OR L TO CEN OF STREET; S 89°45'40" E 106.4 FT; N 2°29'20" E 644.575 FT, M OR L TO BEG. LESS STREET. 1.5 AC M OR L. 2938-47. 6830-1894 7452-1987, 1995

Parcel No. 28-32-327-016-0000.

Less the following described parcel located along the southern border of the above described parcel previously conveyed to Draper City:

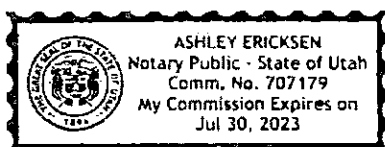
Beginning at a point which lies South 1164.45 feet and West 100.33 feet from the Center of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, thence South 2 deg 52'04" West 18.54 feet; thence North 88 deg 02'24" West 17.06 feet; thence North 88 deg 56'29" West 25.17 feet; thence 89 deg 48'47" West 24.84 feet; thence North 89 deg 42'32" West 24.42 feet; thence North 89 deg 54'07" West 14.88 feet; thence N 2 deg 53'56" East 18.78 feet; thence South 89 deg 11'01" East 106.37 feet; thence feet to the point of beginning. Comprising 1,950.88 square feet

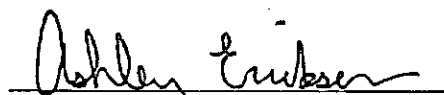
Executed this 22<sup>nd</sup> day of June, 2020.

  
Derek A. Coulter, Grantor

State of Utah                    )  
  :SS  
County of Salt Lake        )

On this 22<sup>nd</sup> day of June, 2020, personally appeared before me, Derek Coulter, the signer of this instrument, who duly acknowledged before me that he executed the same.



  
Notary Public

14294011 B: 11521 P: 5829 Total Pages: 3  
09/30/2024 11:54 AM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Short, LLC  
6379 W Crimson View Drive Ste 103  
South Jordan, UT 84009



File No.: 182174-JVP

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## WARRANTY DEED

Sue Ann Smith and Julie Ann Hansen as Co-Trustees of the Byron Lamont Smith and Sue Ann Smith Family Trust, Trust Date 7-16-2008, Amended and Restated the 19th day of July, 2024

**GRANTOR(S)**, of Draper, State of Utah, hereby Conveys and Warrants to

Short, LLC, a Wyoming limited liability company

**GRANTEE(S)**, of Draper, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

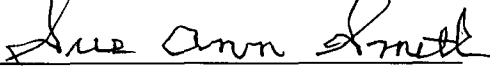
**TAX ID NO.:** 28-32-327-033 and 28-32-327-034 (for reference purposes only)

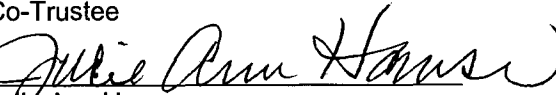
**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 26th day of September, 2024.

Sue Ann Smith and Julie Ann Hansen, Co  
Trustees of the Byron Lamont Smith and Sue  
Ann Smith Family Trust, Trust Date 7-16-2008  
Amended and Restated the 19th day of July,  
2024

BY:   
Sue Ann Smith  
Co-Trustee

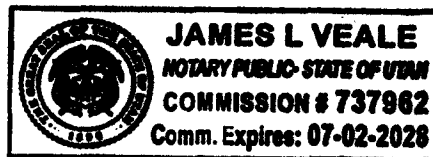
BY:   
Julie Ann Hansen  
Co-Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of September, 2024, before me, personally appeared Sue Ann Smith, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sue Ann Smith and Julie Ann Hansen, Co Trustees of the Byron Lamont Smith and Sue Ann Smith Family Trust, Trust Date 7-16-2008 Amended and Restated the 19th day of July, 2024.

  
Notary Public

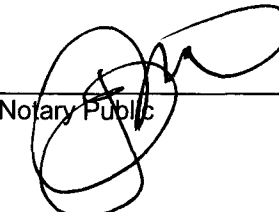


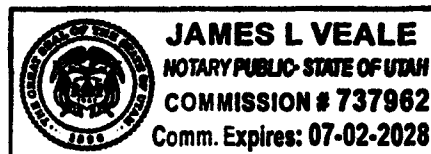
737962  
07-02-2028

STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of September, 2024, before me, personally appeared Julie Ann Hansen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sue Ann Smith and Julie Ann Hansen, Co Trustees of the Byron Lamont Smith and Sue Ann Smith Family Trust, Trust Date 7-16-2008 Amended and Restated the 19th day of July, 2024.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a Point in the Center of 13200 South Street, said Point being South 1193.825 feet and West 300.64 feet, more or less, from the Center of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°45'40" East along said Centerline 16.50 feet; thence North 1°13'53" East 308.043 feet; thence South 89°45'40" East 92.033 feet, more or less, to an Old established fence line; thence North 2°31'12" East along said fence Line 342.745 feet, more or less, to an East - West fence Line; thence North 86°05'40" West along said fence Line 115.00 feet, more or less, to a North - South fence Line; thence South 1°13'53" West along said fence Line 657.995 feet, more or less, to the Point of Beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point which lies South 1161.76 feet and West 291.19 feet from the center of Section 32, Township 3 South, Range 1 East, Salt Lake Base & Meridian; thence South 1°36'37" West 18.90 feet; thence North 89°14'14" West 15.14 feet; thence North 1°36'37" East 18.91 feet; thence South 89°11'01" East 15.13 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point in the center of 13200 South Street, said point being South 1193.825 feet and West 199.04 feet and North 89°45'40" West 75.10 feet, more or less, from the Center Quarter Corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 01°13'53" East 258.071 feet; thence South 89°45'40" East 80.908 feet; thence North 02°31'12" East 50.00 feet; thence North 89°45'40" West 92.033 feet; thence South 01°13'53" West 300.043 feet to the center of 13200 South Street; thence along said centerline South 89°45'40" East 10.00 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point which lies South 1161.91 feet and West 281.20 feet from the center of Section 32, Township 3 South, Range 1 East, Salt Lake Base & Meridian; thence South 1°36'37" West 18.84 feet; thence North 89°37'24" West 6.71 feet; thence North 89°14'14" West 3.28 feet; thence North 1°36'37" East 18.90 feet; thence South 89°11'01" East 9.99 feet to the point of beginning.

14316316 B: 11533 P: 9978 Total Pages: 2  
11/21/2024 08:58 AM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN 2  
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:  
First American Title Insurance Company  
4786 W Daybreak Rim Way, Ste 100  
South Jordan, UT 84009  
(801)559-2188

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Short, LLC  
1017 East 13200 South  
Draper , UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **4386-6333477 (SA)**  
A.P.N.: **28-32-327-035-0000**

**Zachary D. Ovard and Lauren Ellen Ovard, husband and wife as joint tenants**, Grantor,  
of **Draper , Salt Lake** County, State of **Utah** , hereby CONVEY AND WARRANT to

**Short, LLC, a Wyoming limited liability company, a Wyoming limited liability company**,  
Grantee, of **Draper , Salt Lake** County, State of **Utah** , for the sum of Ten Dollars and other good and  
valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**Beginning at a point in the center of 13200 South street, said point being South 1193.825  
feet and West 199.04 feet, more or less, from the center of Section 32, Township 3 South,  
Range 1 East, Salt Lake Base and Meridian and running thence North 02°31'12" East along a  
fence line 308.24 feet; thence North 89°45'40" West 92.033 feet; thence South 01°13'53"  
West 308.043 feet to the center of 13200 South street; Thence South 89°45'40" East along  
the center of said street 85.10 feet, more or less, to the Point of Beginning.**

**Less and excepting therefrom the following:**

**Beginning at a point in the center of 13200 South Street, said point being South 1193.825  
feet and West 199.04 feet and North 89°45'40" West 75.10 feet, more or less, from the  
center quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and  
Meridian and running thence North 01°13' 53" East 258.071 feet; thence South 89°45'40"  
East 80.908 feet; thence North 02°31'12" East 50.00 feet; thence North 89°45'40" West  
92.033 feet; thence South 01°13'53" West 308.043 feet to the center of 13200 South street;  
thence along said center line South 89°45'40" East 10.00 feet to the Point of Beginning.**

**Also less street.**

**Also less and excepting therefrom:**

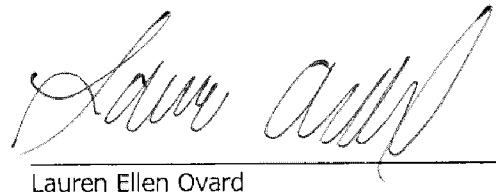


Beginning at a point which lies South 1162.95 feet and West 205.43 feet from the center of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, (basis of bearing: Utah state plane coordinate system, Utah central zone nad 1983) said point also being described as being on the East line of property as deeded in Book 8475 at Page 4475 described as (being north 02°53'56" 18.76 feet East of the North line of 13200 South street as it now exists). Said point also being described as South 1193.825 and West 199.04 feet ant) North 02°31'12" East 51.76 feet from the center of Section 32, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Thence South 02°53'56" West 18.76 feet; to the North line of 13200 South street as it now exists, thence North 89°54'07" West 9.79 feet; thence North 88°57'59" West 23.73 feet; thence North 88°57'39" West 22.66 feet; thence North 89°37'24" West 19.15 feet; more less to the West line of said land as described in said deed above thence North 1°36'37" East 18.84 feet; thence South 89°11'01" East 75.76 more less to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 20 Day of November, 2024.

  
Zachary D. Ovard

  
Lauren Ellen Ovard

STATE OF UT )  
 )ss.  
County of Salt Lake )

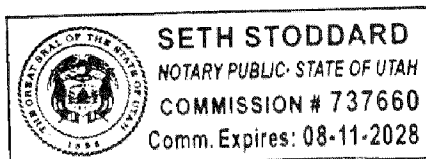
On Nov. 20, 2024, before me, the undersigned Notary Public, personally appeared **Zachary D. Ovard and Lauren Ellen Ovard**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the Instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the Instrument.

WITNESS my hand and official seal.



My Commission Expires: 8-11-28

Notary Public



14300219 B: 11525 P: 690 Total Pages: 2  
10/15/2024 12:11 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN 2  
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:  
First American Title Insurance Company  
4786 W Daybreak Rim Way, Ste 100  
South Jordan, UT 84009  
(801)559-2188

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Short, LLC, a Wyoming limited liability  
company  
1017 East 13200 South  
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **4386-6331558 (SA)**  
A.P.N.: **28-32-327-018-0000**

**Rachel B. Kimball**, Grantor, of **Draper, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

**Short, LLC, a Wyoming limited liability company**, Grantee, of **Draper, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

**A tract of land being situate in the Southwest Quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, having a basis of bearings of South 00°21'10" West between the East Quarter and the Southeast corner of said Section, said tract of land being more particularly described as follows:**

**Beginning at a point on the East line of property; thence South 00°21'10" West along the Section line 938.12 feet; thence West 2,936.79 feet from the East Quarter corner of said Section 32, and running; thence North 01°17'21" East 316.99 feet; to the Southeast corner of Corner Creek Cove Subdivision; thence North 89°14'15" West along said Subdivision 107.15 feet to the Northeast corner of Corner Creek Cove Phase 2 Subdivision; along said Subdivision the following 2 courses (1) South 06°03'32" West 154.54 feet; (2) North 89°14'17" West 18.55 feet to a fence; thence South 01°41'57" West along said fence 161.83 feet; thence South 88°42'39" East 139.70 feet to the Point of Beginning.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 15th Day of October, 2024.

Rachel B. Kimball  
Rachel B. Kimball

STATE OF

Utah

County of

Salt Lake

On

October 15, 2024

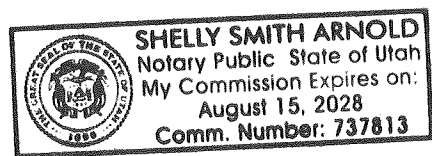
before me, the undersigned Notary Public, personally appeared **Rachel B. Kimball**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

08/15/2028

Shelly Smith Arnold  
Notary Public



14300333 B: 11525 P: 1338 Total Pages: 1  
10/15/2024 02:08 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN 2  
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

When Recorded Return to:  
Short, LLC, a Wyoming limited liability Company  
1017 East 13200 South  
Draper, Utah 84020

## Quit-Claim Deed

Affects tax parcels 28-32-327-037

Rachel B. Kimball, of Draper City, Salt Lake County, State of Utah, GRANTOR(S),

Hereby QUIT-CLAIM to:

Short, LLC, a Wyoming limited liability Company of Draper City, Salt Lake County,, State of Utah,  
GRANTEE(S),

For the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah, to-wit

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF 13200 SOUTH STREET, WHICH IS NORTH 00°21'10" EAST ALONG THE SECTION LINE 1,550.86 FEET AND WEST 2,939.94 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 32, AND RUNNING THENCE NORTH 01°17'21" EAST 193.09 FEET; THENCE NORTH 88°42'39" WEST 10.03 FEET TO THE EAST SIDE OF A FENCE AND THE PROJECTION THEREOF; THENCE SOUTH 00°40'00" WEST ALONG SAID FENCE 193.17 FEET TO THE NORTH RIGHT-OF-WAY OF 13200 SOUTH STREET; THENCE SOUTH 89°11'48" EAST ALONG SAID RIGHT-OF-WAY OF 7.93 FEET TO THE POINT OF BEGINNING. CONTAINS 1,734 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

SUBJECT TO easements, covenants, conditions, restrictions, leases, reservations and rights-of-way currently of record and general County and/or City property taxes not delinquent.

IN WITNESS WHEREOF, the GRANTORS have executed this Quit-Claim Deed this 15th day of October 2024.

Rachel B. Kimball  
Rachel B. Kimball

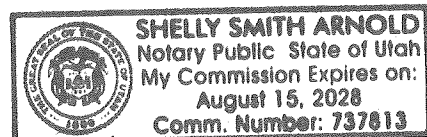
STATE OF UTAH )

COUNTY OF Salt Lake :ss

On the 15th day of October, 2024, personally appeared before me Rachel B. Kimball the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Shelly Smith Arnold  
Notary Public

My Commission Expires: 08-15-2028



ACCOMMODATION RECORDING ONLY  
NO LIABILITY FOR CONTENT, TIME OR  
EFFECT OF RECORDING OF DOCUMENT  
IS ASSUMED HEREBY

AGREED: [Signature]