

13896681 B: 11308 P: 9880 Total Pages: 3
02/23/2022 09:16 AM By: ndarmiento Fees: \$40.00
QCD- QUIT CLAIM DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC (10459
10459 SOUTH 1300 WEST SOUTH JORDAN, UT 84095

Commitment Number: UT2121701

After Recording, Send To:
Novare National Settlement Service
Attn: Recording Desk
3180 Curlew Road, Suite 108
Oldsmar, FL 34677

RESPA

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-14-351-031 and 28-14-351-033

UT2121701 - T

QUITCLAIM DEED

Jeremy H Day, as Trustee of "The Jeremy H. Day Trust", under a trust instrument dated February 12, 2012, and as restated July 12, 2017 who acquired title as Jeremy H Day, as Trustee of "The Jeremy H. Day Trust", under a trust instrument dated February 12, 2012, hereinafter grantor, of Salt Lake County, Utah, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Jeremy H Day, as Trustee of "The Jeremy H. Day Trust", under a trust instrument dated February 12, 2012, and as restated July 12, 2017, hereinafter grantee, whose tax mailing address is 8 South Shadow Wood Lane, Sandy, UT 84092-4910, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 447, PEPPERWOOD PHASE 4, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Less and excepting the following: Beginning at the Northeast corner of Lot 442, Pepperwood Phase 4 Subdivision, as found and on file at the Salt Lake County Recorder's

Office, in Book 76-8, at Page 166, said point being North 00°11'30" East 400.38 feet and East 98.61 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 70°28'08" East 5.31. feet along the Northerly boundary line of Lot 447 of said Pepperwood Phase 4 Subdivision, to the centerline of an existing fence; thence South 06°40'14" East 28.12 feet along said centerline of an existing fence; thence South 01°54'18' East 47.77 feet along said centerline of an existing fence; thence South 01°05'15' West 31.85 feet along said centerline of an existing fence to the Southerly boundary Line of said Lot 447, thence North 89°48'30" West 9.61 feet along said Southerly boundary Line to the Southwest corner of Lot 447; thence North 00°11'30" East 105.71 feet along the Westerly boundary line of said Lot 447 to the point of beginning.

Less and exception the following: Beginning at a point which is North 00°11'30" East 294.39 feet and East 181.85 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point also being South 89°48'30" East 94.76 feet from the Southeast corner of Lot 447, Pepperwood Phase 4 Plat, recorded in Salt Lake County, Utah; thence North 37°36'29" East 17.00 feet; thence North 84°49'37" East 30.89 feet; thence North 89°11'50" East 53.57 feet; to the point of a curve to the right a radial distance of 453.34 feet, a distance of 10.32 feet (chord bears South 00°27'37" East 10.32 feet); thence South 00°11'30" West 7.00 feet; thence North 89°48'30" West 94.76 feet to the point of beginning. Contains 1,433 square feet or 0.03 acres, more or less.

Property Address is: 8 South Shadow Wood Lane, Sandy, UT 84092-4910

Prior instrument reference: **12820584**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 2-9, 2022:

Jeremy H Day, as Trustee
Jeremy H Day, as Trustee of "The Jeremy H. Day Trust", under a trust instrument dated February 12, 2012, and as restated July 12, 2017 who acquired title as Jeremy H Day, as Trustee of "The Jeremy H. Day Trust", under a trust instrument dated February 12, 2012

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Feb 9, 2022 by **Jeremy H Day**, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

AFTER RECORDED, RETURN TO:

Jonathan H. Hoagland, Esq.
Dentons Durham Jones Pinegar P.C.
111 South Main Street, Suite 2400
P.O. Box 4050
Salt Lake City, Utah 84110
Telephone: (801) 415-3000

14212486 B: 11476 P: 147 Total Pages: 3

03/06/2024 09:27 AM By: Jattermann Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: DENTONS DURHAM JONES PINEGAR SALT LAKE OFFICE
111 SOUTH MAIN STREET SUITE 24 SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO:

The Jeremy H. Day Trust
8 Shadow Wood Lane
Sandy, Utah 84092

Parcel No. 28-14-351-031-0000

Corrected Warranty Deed

WHEREAS, under a Warranty Deed, dated July 19, 2018, and recorded with the Salt Lake County Recorder's Office on July 31, 2018, as document number 12820584 in Book 10698 at Page 4514 (the "Original Deed"), JEREMY DAY (the "Grantor") transferred to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 12, 2012, Grantee, the real property identified in Exhibit "A" hereto; and

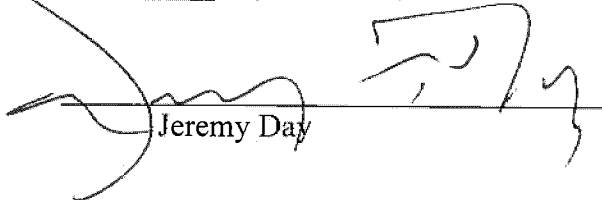
WHEREAS, it has come to the attention of the Grantor that the date of the Grantee trust instrument on the Original Deed is incorrect; and

WHEREAS, the Grantor has determined to correct the Original Deed to reflect the correct date of the Grantee trust instrument as it appeared on the Original Deed.

NOW, THEREFORE, the undersigned, JEREMY DAY, Grantor, of Sandy, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 29, 2012, Grantee, of 8 Shadow Wood Lane, Sandy, Utah 84092, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

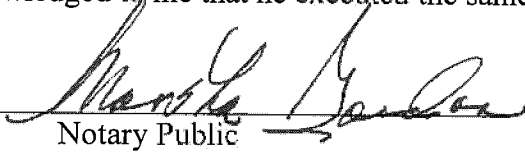
WITNESS the hand of said Grantor on the 5 day of March, 2024.



Jeremy Day

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 5th day of March, 2024, personally appeared before me JEREMY DAY, the
signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

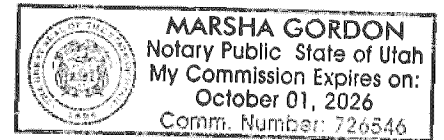


EXHIBIT "A"
to
Corrected Warranty Deed,
Executed by
Jeremy Day

The following-described real property located in Salt Lake County, State of Utah, and more particularly described as follows:

Lot 447, Pepperwood Phase 4, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Less and excepting the following: Beginning at the Northeast corner of Lot 442, Pepperwood Phase 4 Subdivision, as found and on file at the Salt Lake County Recorder's Office, in Book 76-8, at Page 166, said point being North 00°11'30" East 400.38 feet and East 98.61 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 70°28'08" East 5.31 feet along the Northerly boundary line of Lot 447 of said pepperwood Phase 4 Subdivision, to the centerline of an existing fence; thence South 06°40'14" East 28.12 feet along said centerline of an existing fence; thence South 01°54'18" East 47.77 feet along said centerline of an existing fence; thence South 01°05'15" West 31.85 feet along said centerline of an existing fence to the Southerly boundary line of said Lot 447; thence North 89°48'30" West 9.61 feet along said Southerly boundary line to the Southwest corner of Lot 447; thence North 00°11'30" East 105.71 feet along the Westerly boundary line of said Lot 447 to the point of beginning.

Less and exception the following: Beginning at a point which is North 00°11'30" East 294.39 feet and East 181.85 feet from the Southwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said pint also being south 89°48'30" East 94.76 feet from the Southeast corner of Lot 447, Pepperwood Phase 4 Plat, recorded in Salt Lake County, Utah; thence North 37°36'29" East 17.00 feet; thence North 84°49'37" East 30.89 feet; North 89°11'50" East 53.57 feet; to the point of a curve to the right a radial distance of 453.34 feet, a distance of 10.32 feet (chord bears South 00°27'37" East 10.32 feet); thence South 00°11'30" West 7.00 feet; thence North 89°48'30" West 94.76 feet to the point of beginning. Contains 1,433 square feet or 0.03 acres, more or less.

Together with a perpetual right of way to use and enjoy those portions of Pepperwood Subdivision Phase 1 through Pepperwood Phase 4, and any and all Pepperwood Subdivision Phases, which are identified and will be identified as Lot "A", being the Streets within the subdivision, as shown on the Recorded Plat.

Parcel No. 28-14-351-031-0000 (for identification only)

AFTER RECORDED, RETURN TO:

Jonathan H. Hoagland, Esq.
Dentons Durham Jones Pinegar P.C.
111 South Main Street, Suite 2400
P.O. Box 4050
Salt Lake City, Utah 84110
Telephone: (801) 415-3000

14212509 B: 11476 P: 245 Total Pages: 3

03/06/2024 10:08 AM By: srigby Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: DENTONS DURHAM JONES PINEGAR SALT LAKE OFFICE
111 SOUTH MAIN STREET SUITE 24 SALT LAKE CITY, UT 84111

SEND TAX NOTICES TO:

The Jeremy H. Day Trust
8 Shadow Wood Lane
Sandy, Utah 84092

Parcel No. 28-14-351-033-0000

Corrected Warranty Deed

WHEREAS, under a Warranty Deed, dated July 19, 2018, and recorded with the Salt Lake County Recorder's Office on July 31, 2018, as document number 12820746 in Book 10698 at Page 5374 (the "Original Deed"), JEREMY DAY (the "Grantor") transferred to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 12, 2012, Grantee, the real property identified in Exhibit "A" hereto; and

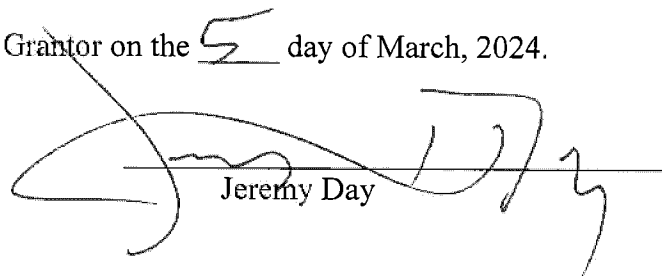
WHEREAS, it has come to the attention of the Grantor that the date of the Grantee trust instrument on the Original Deed is incorrect; and

WHEREAS, the Grantor has determined to correct the Original Deed to reflect the correct date of the Grantee trust instrument as it appeared on the Original Deed.

NOW, THEREFORE, the undersigned, JEREMY DAY, Grantor, of Sandy, Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to JEREMY H. DAY, as Trustee of "The Jeremy H. Day Trust," under a trust instrument dated February 29, 2012, Grantee, of 8 Shadow Wood Lane, Sandy, Utah 84092, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

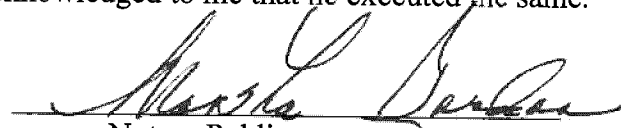
WITNESS the hand of said Grantor on the 5 day of March, 2024.



Jeremy Day

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 5th day of March, 2024, personally appeared before me JEREMY DAY, the
signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

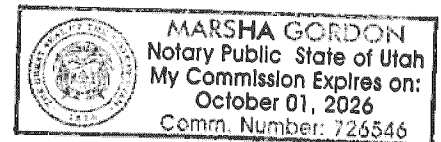


EXHIBIT "A"
to
Corrected Warranty Deed,
Executed by
Jeremy Day

The following-described real property located in Salt Lake County, State of Utah, and more particularly described as follows:

LEGAL TO THE WEST: BEGINNING AT A POINT WHICH IS NORTH 00°11'30" EAST 294.64 FEET AND EAST 108.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°48'30" WEST 167.86 FEET FROM THE SOUTHEAST CORNER OF LOT 447, PEPPERWOOD PHASE 4 PLAT, RECORDED IN SALT LAKE COUNTY UTAH; THENCE SOUTH 89°48'30" EAST 73.10 FEET; THENCE SOUTH 37°36'29" WEST 17.63 FEET; THENCE NORTH 89°48'30" WEST 60.52 FEET; THENCE NORTH 11°19'03" WEST 9.47 FEET; THENCE NORTH 00°27'46" EAST 4.72 FEET TO THE POINT OF BEGINNING. CONTAINS 940 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

Parcel No. 28-14-351-033-0000 (for identification only)