



ENT 11558:2017 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Feb 03 9:31 am FEE 14.00 BY MG  
RECORDED FOR MACARTHUR HEDER METLER

When recorded, please mail to:  
Duane Hanson  
7246 South 2740 East  
Cottonwood Heights, Utah 84121

### SPECIAL WARRANTY DEED

The **Fern R. Hanson Partnership, Ltd.**, a Utah limited partnership, acting as **GRANTOR**, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to Duane J. Hanson, as manager of Sunrise North, LLC, a Utah limited liability company, as to an undivided 25% interest; Janis H. Johnson, as manager of Sunrise Legacy, a Utah limited liability company, as to an undivided 25% interest; Melanie H. Greenway, as manager of Sunset Drive, LLC, a Utah limited liability company, as to an undivided 25% interest, and Paula H. Bailey, as manager of Crystal Cave, LLC, a Utah limited liability company, as to an undivided 25% interest, acting collectively as **GRANTEES**, for the sum of \$10.00 and other valuable consideration, the following described real property located in Utah County, State of Utah:

Commencing South 395.21 Feet & West 199.04 Feet from the East Quarter Corner of Section 28, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence North 55°0'0" West 733.78 Feet; thence South 89°0'0" East 732.79 Feet; thence South 12.88 Feet; thence South 5°43'54" West 155.1 Feet; thence South 19°21'39" West 131.85 Feet; thence South 31°51'42" West 137.15 Feet to the beginning. Area = 3.686 Acres.

Tax Parcel No. 27:038:0313

WITNESS the hand of said Grantor, this 4<sup>th</sup> day of January, 2017.

By: Duane J. Hanson  
Duane Hanson, General Partner

By: Janis Johnson  
Janis Johnson, General Partner

STATE OF UTAH            )  
  : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me on this 4<sup>th</sup> day of January, 2017, by Duane Hanson and Janis Johnson, acting in their capacity each as a general partner of The Fern R. Hanson Limited Partnership, Ltd.

K. Paul MacArthur  
Notary Public

