

Mail Recorded Deed and Tax Notice To:
Magic and Wonder, LLC, a Utah limited liability company
9350 South 150 East #1000
Sandy, UT 84070

13334329
7/20/2020 3:57:00 PM \$40.00
Book - 10982 Pg - 7150-7154
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.



File No.: 112241-WHF

WARRANTY DEED (Corrective)

Jeffrey C. Flamm, as Trustee of The Jeffrey C. Flamm Living Trust dated December 18, 1997, and all amendments thereto

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

Magic and Wonder, LLC, a Utah limited liability company

GRANTEE(S) of Sandy, 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.: 22-15-276-039, 22-15-276-036 and 22-15-229-032 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

****This deed is given to correct the legal description referenced as PARCEL 6 in that certain Warranty Deed recorded in the official records of the Salt Lake County Recorder on July 12, 2019 as Entry No. 13028396 in Book 10802 at Pages 7007-7011. The correction to PARCEL 6 is noted in **BOLD** type in the attached Exhibit A.****

Dated this 20 day of July, 2020, but effective as of July 10, 2019.

The Jeffrey C. Flamm Living Trust

BY: Jeffrey C. Flamm
Jeffrey C. Flamm
Trustee

Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20 day of July, 2020, personally appeared before me Jeffrey C. Flamm, Trustee of The Jeffrey C. Flamm Living Trust dated December 18, 1997, the signer of the within instrument, who duly acknowledged to me that he executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Notary Public

Lee Figuracion

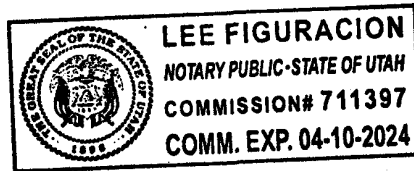


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT LOCATED SOUTH 89°39'23" WEST 976.28 FEET AND NORTH 00°10' WEST 759.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°10' WEST 15.75 FEET; THENCE NORTH 61°29'14" EAST 105.91 FEET; THENCE NORTH 00°10' WEST 485.65 FEET; THENCE SOUTH 80°15' EAST 4.88 FEET; THENCE NORTH 202.45 FEET; THENCE WEST 231.70 FEET; THENCE SOUTH 90.00 FEET; THENCE WEST 300.00 FEET; THENCE SOUTH 663.58 FEET; THENCE NORTH 89°57'07" WEST 10.11 FEET; THENCE SOUTH 110.00 FEET; THENCE EAST 243.57 FEET; THENCE SOUTH 14°43'52" EAST 172.41 FEET; THENCE EAST 158.76 FEET; THENCE NORTH 00°09'40" WEST 276.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT DESCRIBED AS FOLLOWS:

LOCATED 976.28 FEET SOUTH 89°39'23" WEST AND 759.25 FEET NORTH 00°10' WEST FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°10' WEST 15.75 FEET; THENCE NORTH 61°29'14" EAST 105.91 FEET; THENCE NORTH 00°10' WEST 485.65 FEET; THENCE SOUTH 80°15' EAST 4.88 FEET; THENCE NORTH 202.45 FEET; THENCE WEST 231.70 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE WEST 300 FEET; THENCE SOUTH 90 FEET; THENCE EAST 300 FEET; THENCE NORTH 90.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

COMMENCING 976.58 FEET SOUTH AND 1251.23 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 300 FEET; THENCE SOUTH 145.2 FEET; THENCE WEST 300 FEET; THENCE NORTH 145.2 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF LINE OF THE M. WALKER WALLACE DEED (ENTRY NO. 4932754 IN BOOK 6231 AT PAGE 681), SAID POINT BEING NORTH 00°08'50" WEST, ALONG THE SECTION 1655.79 FEET AND SOUTH 89°51'10" WEST 1109.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH IS NORTH 00°19'25" EAST 2669.13 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 43.56 FEET; THENCE WEST 300.00 FEET; THENCE NORTH 43.56 FEET; THENCE WEST 7.36 FEET TO A POINT ON A FENCE LINE AGREEMENT (ENTRY NO. 8234821 IN BOOK 8598 AT PAGE 4459); THENCE ALONG SAID FENCE LINE AGREEMENT NORTH 00°00'11" EAST 284.01 FEET; THENCE EAST 294.08 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE TODD AND JILL CROSSLAND DEED LINE (ENTRY NO. 7692972 IN BOOK 8379 AT PAGE 5305); THENCE SOUTH 26°00'52" EAST 30.26 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE JEFFREY C. FLAMM DEED LINE (ENTRY NO. 8180796 IN BOOK 8578 AT PAGE 3917); THENCE SOUTH ALONG SAID DEED LINE AND THE PROJECTION THEREOF 256.82 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A 20 FOOT NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT SOUTH 89°39'23" WEST 606.28 FEET AND NORTH 00°10' WEST 1253.01 FEET AND NORTH 80°15' WEST 280.98 FEET; THENCE SOUTH 00°10' EAST 10 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 10 FEET; THENCE NORTH 830.00 FEET TO EXISTING GRAVEL ROAD AND CONTINUING ALONG SAID ROAD; THENCE NORTH 16° WEST 80 FEET; THENCE NORTH 43° WEST 40 FEET; THENCE WEST 360 FEET TO THE ADJOINING WALKER LANE.

PARCEL 5:

A 20 FOOT NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT WHICH IS SOUTH 89°39'23" WEST 606.28 FEET, AND NORTH 00°10' WEST 1253.01 FEET AND NORTH 80°15' WEST 280.98 FEET, AND SOUTH 00°15' EAST 10 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 83° EAST 195.0 FEET; THENCE SOUTH 45° EAST 90 FEET; THENCE SOUTH 07° WEST 230 FEET; THENCE SOUTH 07° EAST 360 FEET; THENCE SOUTH 45° WEST 90 FEET; THENCE WEST 305 FEET TO THE WEST LINE OF WALLACE WOOD, A NONREGULAR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 6:

A 20 FOOT NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS, APPURTENANT TO PARCELS 1, 2 AND 3, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF WALKER'S LANE, SAID POINT BEING SOUTH 412.00 FEET AND EAST 1233.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°15'30" EAST 122.0 FEET; THENCE SOUTH 15°42'30" WEST 47.30 FEET; THENCE SOUTH 08°09' EAST 93.00 FEET; THENCE SOUTH 07°55' WEST 58.00 FEET; THENCE SOUTH 14°17' EAST 46.00 FEET; THENCE SOUTH 01°39'30" WEST 94.00 FEET; THENCE SOUTH 00°07' EAST 116.00 FEET; THENCE SOUTH 01°22' EAST 107.00 FEET; THENCE SOUTH 02°27'30" WEST 130.00 FEET; THENCE SOUTH 03°22' EAST 105.00 FEET; **THENCE SOUTH 05°16'30" WEST 53.00 FEET; THENCE SOUTH 00°03'30" EAST 105.00 FEET;** THENCE SOUTH 00°56'30" WEST 100.00 FEET; THENCE SOUTH 02°06'30" WEST 135.00 FEET; THENCE SOUTH 02°13'20" EAST 56 FEET; THENCE SOUTH 39°46'30" WEST 72.75 FEET TO AN EXISTING ROAD.

PARCEL 7:

A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS, APPURTENANT TO PARCEL 1, OVER AND ACROSS THE FOLLOWING:

BEGINNING AT A POINT WHICH IS 2320.55 FEET SOUTH 00°02'00" WEST AND 1224.26 FEET SOUTH 89°47'00" EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND

RUNNING THENCE NORTH 01°07'00" EAST 331.154 FEET; THENCE NORTH 14°31'00" WEST 159.7 FEET; THENCE NORTH 00°13'00" EAST 20 FEET, MORE OR LESS; THENCE SOUTH 89°47'00" EAST 50.6 FEET, MORE OR LESS, TO THE WEST LINE OF THE GLENN WALKER WALLACE PROPERTY; THENCE SOUTH 00°13'00" WEST 505.95 FEET; THENCE NORTH 89°47'00" WEST 19.5 FEET TO THE POINT OF BEGINNING.