Mail tax notice to: MARILYN F. LEONIS, TRUSTEE The Marilyn F. Leonis Trust 1594 E. 10900 S. Sandy, Utah 84092 11638247 05/10/2013 11:26 AM \$17.00 Book - 10137 Ps - 134-136 GARY W. OTT RECORDER, SALT LAKE COUNTY, UTAH MARILYN F LEONIS 1594 E 10900 S SANDY UTAH 84092 EV: 1 MH. DEDUTY - MI 7 D

# Special Warranty Deed PY: LMH, DEPUTY - WI 3 P.

MARILYN F. LEONIS, KATHLEEN A. SETTERBERG, Grantors, of Sandy, County of Salt Lake, and JACK VINCENT LEONIS, Grantor, of Washington, Washington County, State of Utah, hereby GRANTS to:

MARILYN F. LEONIS, of Sandy, Utah, Trustee, or their Successor Trustees, of THE MARILYN F. LEONIS TRUST, dated the day of March, 2013, as amended, Grantee, for the sum of ten dollars (\$10) and other valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

TAX SERIAL NO: 28-16-376-082

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above property unto the Grantee IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof. Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, against every claim pertaining to the same property or any part thereof, by, through, or under Grantor, but not otherwise.

WITNESS THE HAND OF SAID GRANTORS, this \_\_\_\_\_\_\_, 2013.

MARILYN Grantor

Granion

State of Utah

County of Salt Lake

On the  $2^{rb}$  day of 2013, personally appeared before me MARILYN F. LEONIS, the signer(s) of the Special Warranty Deed above, who duly acknowledged to me that they executed the same.

JAMES T MCALLISTER
Notary Public 
State of Utah
Comm. No. 659951

Comm. No. 659951

My Comm. Expires Oct 12, 2016

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### SPECIAL WARRANTY DEED CONTINUED:

Kathleen a. Setterley KATHLEEN A. SETTERBERG
Grantor
State of Utah }
County of <u>Salt Lake</u> }
On the That day of March, 2013, personally appeared before me KATHLEEN A.  SETTERBERG, the signer(s) of the Special Warranty Deed above, who duly acknowledged to me that they executed the same  JAMES T MCALLISTER  Notary Public  State of Utah  Comm. No. 659851  NOTARY PUBLIC
JACK VINCENT LEONIS Grantor
State of Utah }
County of Washington }
On the <u>29</u> day of <u>April</u> , 20 <u>13</u> , personally appeared before me JACK VINCENT LEONIS, the signer(s) of the Special Warranty Deed above, who duly acknowledged to me that they executed the same.  Donna A. LEONIS
Notary Public NOTARY PUBLIC State Of Utah

## Exhibit "A" - legal description

#### Parcel 1:

Beginning at a point which is East 1760.00 feet and South 47°06' East 271.40 feet and South 1767.00 feet from the Northwest corner of the Southwest quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 300.00 feet; thence south 99.00 feet; thence West 300.00 feet; thence North 99.00 feet to the point of beginning.

Together with a right-of-way over the following described tract of land:

Beginning at a point which is in the center of Dimple Dell Highway, said point being East 1760.00 feet and south 47°05' East 271.40 feet from the Northwest corner of the Southwest quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 1866.00 feet; thence West 50.00 feet; thence North 1920.00 feet to the center of the Dimple Dell Highway; thence along said centerline South 47°06' East 68.26 feet to the point of beginning.

#### Parcel 2:

Commencing at a point which is East 1760 feet and South 47° 06' East 271.40 feet, thence South 1668 feet, thence East 460 feet from the Northwest corner of the Southwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 99.00 feet; thence West 460.00 feet; thence North 105.9.00 feet more or less to a Fence Line; thence South 89°02'03" East 409.69 feet more or less thence East 50.37 feet more or less to the point of commencement

Together with that portion of the property, if any, along and contiguous to the north boundary line of the above described property that was quit claimed to Kathleen A. Setterberg, trustee by that certain Boundary Line Agreement and Quit Claim dated September 12, 1995 and recorded November 11, 1995, as Entry No. 6205457 in Book 7263 1877in the Salt Lake County Recorders office.

Together with a right-of-way over the following described property:

Commencing at a point which is in the center of Dimple Dell Highway, said point being East 1760.00 feet and South 47°05' East 271.40 feet from the Northwest corner of the South at quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 1767.00 feet; thence West 50.00 feet; thence North 1821 feet to the center of the Dimple Dell Highway; thence along said centerline South 47°06' East 68.26 feet to the point of commencement.

#### Parcel 3;

Commencing at a point which is East 1760 feet and South 47° 06' East 271.40 feet and South 1866.00 feet and East 300 feet from the Northwest corner of the Southwest Quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 99.00 feet; thence East 30.00 feet; thence South 99.00 feet; thence West 30.00 feet to the point of commencement

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BK 9764 PG 5308