

*Mail Tax Notice TO*  
 When recorded mail to:  
 David P. "Dade" Rose  
 111 S. Main St., Suite 2400  
 Salt Lake City, Utah 84111

Mail Tax Notices to:  
 Trudy F. Bisel  
 3106 East Highway 35  
 Woodland, Utah 84036

Property Tax ID Numbers: 00-0007-8480 (OWC-0588-0-020-035)  
 00-0020-1056 (OWC-0588-8-029-035)

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, BENJAMIN A. FITZGERALD, Trustee of the FITZGERALD FAMILY TRUST U/A/D August 2, 2004 ("Grantor"), hereby conveys, grants, and warrants against all who claim by, through, or under the Grantor to TRUDY F. BISEL ("Grantee"), all right, title, and interest in and to certain real property located in Wasatch County, State of Utah, described as follows:

See Exhibit A attached hereto and incorporated herein.

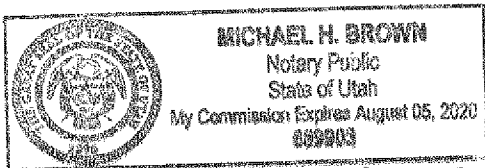
*FM* IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this *7<sup>th</sup>* day of September, 2017.

*Benjamin A Fitzgerald TEE*  
 Benjamin A. Fitzgerald, Trustee

STATE OF UTAH                     )  
   ) ss.  
 COUNTY OF WASATCH             )

SUBSCRIBED AND SWORN to before me this *7<sup>th</sup>* day of September, 2017, by Benjamin A. Fitzgerald, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Trustee of the Fitzgerald Family Trust U/A/D August 2, 2004 and that the foregoing instrument was signed by proper authority, in the capacity and for the purposes stated in it.

*MR*  
 \_\_\_\_\_  
 NOTARY PUBLIC



*No. 089903*

**EXHIBIT A**

BEGINNING AT A POINT THAT IS S89°35'38"W 598.99 FEET AND SOUTH 95.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N14°15'44"W 792.19 FEET; THENCE S89°59'36"E 794.18 FEET; THENCE S00°00'14"W 436.97 FEET; THENCE S61°05'50"W 684.21 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.00 ACRES MORE OR LESS.