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3/5/2019 3:00:00 PM \$23.00
Book - 10758 Pg - 917-921
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

Mail Recorded Deed and Tax Notice To:
Joel Peterson
6033 S. 2300 E.
Salt Lake City, UT 84121



File No.: 109838-DMB

SPECIAL WARRANTY DEED

Bank of America, N.A.

GRANTOR(S) of Chandler, State of Arizona, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Joel Peterson, a married man

GRANTEE(S) of Salt Lake City, 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.: 22-15-427-007 and 22-15-427-021 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

Dated this 28th day of February, 2019.

BANK OF AMERICA N.A., By SERVICELINK NLS, LLC, as Attorney-in-Fact for Bank of America N.A.

By: [Signature] 2/28/2019
Bryana Jones
Assistant Vice President of Servicelink NLS, LLC,
as attorney-in fact for Bank of America, National Association

see attached

State of _____
County of _____

On _____ before me, _____ Notary Public,

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 2/28/19 before me, Heather L. Valenzuela, Notary Public,

Date Bryana Jones *Here Insert Name and Title of the Officer*

personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature [Handwritten Signature] 2/28/19
Signature of Notary Public
Heather L. Valenzuela
My commission expires 7/16/19

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point which is South 00°17'02" West along the section line 627.32 feet and North 89°42'58" West 772.58 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said quarter corner being North 00°17'02" East 2668.24 feet from the Southeast corner of said Section 15. Said point being on the Easterly line of that certain parcel as conveyed by Quit Claim Deed to Mary S. Harris, recorded December 19, 1977 as Entry No. 3039909 in Book 4597 at Page 772 in the office of the Salt Lake County Recorder; thence North 24°45'00" West along said Easterly line 102.32 feet to a point on the South line of Cottonwood Acres No.2 Subdivision, according to the official plat thereof; thence North 89°56'40" East along said South line 630.00 feet; thence South 00°03'20" East 390.02 feet; thence South 89°56'40" West 281.32 feet to a point on the Easterly line of that certain parcel as conveyed by Quit Claim Deed to Mallinckrodt No. 2, Ltd., a Utah limited partnership recorded December 3, 1999 as Entry No. 7525996 in Book 8327 at Page 3115 in the office of the Salt Lake County Recorder; thence along said Easterly line the following two courses: (1) North 21°40'16" West 130 feet; (2) North 55°43'45" West 312.46 feet, to the point of beginning.

TOGETHER WITH a non-exclusive right of way for ingress and egress across an existing drive way lying within the boundaries of the following described two (2) tracts of land:

Tract 1:

Beginning at a point which is South 00°17'02" West along the section line 627.32 feet and North 89°42'58" West 772.58 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said quarter corner being North 00°17'02" East 2668.24 feet from the Southeast corner of said Section 15. Said point being on the Easterly line of that certain parcel conveyed by Quit Claim Deed to Mary S. Harris recorded December 19, 1977 as Entry No. 3039909 in Book 4597 at Page 772 in the office of the Salt Lake County Recorder; thence along said Easterly line North 24°45'00" West 108.07 feet, to a point on the South boundary line of Cottonwood Acres No. 2 Subdivision, thence West along said South line, 7.398 feet to a point on the Southeasterly line of that certain parcel conveyed to Kenneth G. Keller and Kristin L. Keller, husband and wife as joint tenants recorded July 3, 1997 as Entry No. 6683773 in Book 7704 at Page 2457 in the office of the Salt Lake County Recorder; thence along said Southeasterly line the following two (2) courses: (1) South 19°26'46" West 133 feet; (2) South 37°01'00" West 218.84 feet to a point on the Southerly line of said "Keller" property; thence South 89°56'40" West along said Southerly line 68.684 feet to a point on the Easterly boundary line of Cottonwood Acres No. 2 Subdivision; thence South 01°38'03" West along said Easterly line 199.94 feet; thence North 37°01'00" East 503.38 feet to the point of beginning.

Tract 2:

Beginning at a point on the Southeasterly boundary line of the property conveyed by Quit Claim Deed to Mary S. Harris, recorded December 19, 1977 as Entry No. 3039909 in Book 4597 at Page 772 in the office of the Salt Lake County Recorder, said point of beginning being South 00°32'47" West along the section line 98.83 feet, and North 89°47'20" West 220.257 feet and South 00°18'09" East 431.969 feet and South 89°56'40" West 597.696 feet and South 19°26'46" West 133.00 feet and South 37°01' West 218.840 feet and South 89°56'40" West 34.200 feet and South 00°38'40" West 127.77 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°38'40" West 294.071 feet; thence South 14°28'38" West 115.882 feet; thence South 00°24'29" East along a fence line 252.326 feet; thence South 01°01'09" East along a fence line 155.370 feet; thence South 00°09'27" West along a fence line 155.370 feet; thence South 00°09'27" West along a fence line 290.990 feet; thence South 00°52' West along a fence line 216.477 feet; thence South 01°51'35" West along a fence line 157.710 feet; thence South 00°43'04" West along a fence line 189.498 feet to the North line of

6200 South Street; thence North 89°56' West along said North line 20.001 feet; thence North 00°43'04" East along a fence line 189.925 feet; thence North 01°51'35" East along a fence line 100.667 feet; thence North 01°04'30" East along a fence line 270.267 feet; thence North 01°00'22" East along a fence line 3.000 feet; thence North 00°09'27" East along a fence line 267.220 feet; thence North 00°09'27" East along a fence line 267.220 feet; thence North 00°09'27" East along a fence line 23.590 feet; thence North 01°01'09" West along a fence line 155.270 feet; thence North 01°13'14" West along a fence line 79.928 feet; thence North 00°43'20" West along a fence line of 167.252 feet; thence North 14°28'38" East 124.039 feet; thence North 00°38'40" East 264.491 feet to the aforesaid boundary line of the "Harris" property; thence North 37°00'58" East along said boundary line 33.724 feet to the point of beginning.

PARCEL 2:

Beginning at a point South 00°04'42" West 5293.07 feet along the center section line to the South quarter corner and South 89°55'12" East 1585.01 feet along the South section and North 00°04'48" East 33.00 feet from the North quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 01°07'05" East 567.04 feet along the East line of a parcel particularly described in Instrument No. 5339451, filed and on record at Salt Lake County Recorder's office, Utah; thence North 53°26'55" West 2.66 feet to a point on a boundary line agreement described in Instrument No. 5497985, according to the official records thereof; thence along said agreement for the following three (3) courses: 1) North 00°21'02" East 267.64 feet; 2) thence North 00°49'41" West 176.11 feet; 3) thence North 01°00'32" West 84.29 feet to a point on the Northerly line of Lot 28 A, Cottonwood Acres No. 2 Subdivision, according to the official plat thereof; thence South 69°33'18" East along said Northerly line 1.41 feet to a point being approximately 1.0 foot East of an existing fence; thence along an approximate 1.0 foot offset from said existing fence the following two (2) courses: 1) North 01°00'32" West 142.11 feet; 2) thence North 00°44'20" East 220.41 feet; thence South 89°33'28" East 17.21 feet to a point on the Easterly boundary of said Cottonwood Acres No.2 Subdivision; thence North 00°03'16" West along said boundary 345.06 feet to a point on a parcel particularly described in Instrument No. 11191244, according to the official records thereof; thence along said parcel the following three (3) courses: 1) North 89°56'40" East 68.69 feet; 2) thence North 37°01'00" East 218.84 feet; 3) thence North 19°26'46" East 133.00 feet to a point on the boundary of said Cottonwood Acres No.2 Subdivision; thence along said boundary the following two (2) courses: 1) North 89°56'42" East 597.10 feet; 2) thence North 00°03'18" West 432.00 feet to a point on the Southerly boundary of a parcel particularly described in Instrument No. 9783250, according to the official records thereof; thence South 89°47'18" East 222.30 along said boundary to a point on the Westerly boundary of JRJ Subdivision, according to the official plat thereof; thence along said boundary the following four (4) courses: 1) South 00°18'23" West 211.80 feet; 2) thence South 31°48'41" East 15.25 feet; 3) thence South 59°24'01" East 56.51 feet; 4) thence South 51°00'18" East 57.35 feet; thence South 48°02'19" East 60.57 feet; thence South 29°01'07" East 38.00 feet; thence South 07°01'07" East 35.00 feet; thence South 89°48'53" West 15.46 feet to a point on the extension of a boundary line of Madsen Manor Estates Subdivision, according to the official plat thereof; thence South 03°33'18" West 57.25 feet along said extension; thence along the boundary of said subdivision the following six (6) courses: 1) South 23°23'48" West 75.50 feet; 2) thence South 08°40'38" West 20.36 feet; 3) thence South 03°52'00" East 41.07 feet; 4) thence South 13°38'40" East 285.95 feet; 5) thence South 32°28'36" West 109.47 feet; 6) thence North 89°58'23" East 15.71 feet to a point on the East bank of Big Cottonwood Creek; thence along said East bank the following four (4) courses; 1) South 30°20'53" West 92.20 feet; 2) thence South 14°50'53" West 61.75 feet; 3) thence South 04°48'07" East 76.75 feet; 4) thence South 10°27'07" East 87.50 feet to a point on the Northerly boundary of Shady Brook Estates Subdivision, according to the official plat thereof; thence South 89°58'53" West 109.58 feet along said boundary to a point on the East line of said Section 15; thence North 00°18'23" East 11.74 feet along said section line to the Northeast corner of Providence Subdivision, according to the official plat thereof; thence along the boundary of said subdivision the following six (6) courses: 1) South 89°32'01" West 1051.24 feet; 2) thence South 00°23'41" East 263.97 feet; 3) thence South 01°00'21" East 155.39 feet; 4) thence South 00°10'15" West 23.64 feet; 5) thence North 89°56'48" East 1.13 feet; 6) thence South 00°33'12" East 34.79 feet to the Northwest corner of Moyle Park Subdivision; thence South 00°10'15" West along the boundary of said subdivision 17.86 feet; thence South 26°25'32" East 7.67 feet; thence South 00°10'15" West 29.02 feet; thence South 26°42'16" West 7.68 feet to a point on the boundary of said Moyle Park Subdivision;

thence along said boundary the following seven (7) courses: 1) South 00°10'15" West 13.14 feet; 2) thence North 89°59'12" West 6.57 feet to the Northwest corner of Lot 2 of said subdivision; 3) thence South 00°10'15" West 158.86 feet; 4) thence South 01°01'10" West 173.60 feet; 5) thence South 00°18'58" West 42.88 feet; 6) thence South 01°52'23" West 157.71 feet; 7) thence South 00°43'52" West 196.50 feet to a point on the North right of way line of 6200 South Street; thence North 89°55'12" West along said North line 18.60 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land:

Beginning at a point which is South 00°17'02" West along the section line 627.32 feet and North 89°42'58" West 772.58 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said quarter corner being North 00°17'02" East 2668.24 feet from the Southeast corner of said Section 15. Said point being on the Easterly line of that certain parcel conveyed by Quit Claim Deed to Mary S. Harris, recorded December 19, 1977 as Entry No. 3039909 in Book 4597 at Page 772 in the office of the Salt Lake County Recorder; thence North 24°45'00" West along said Easterly line 102.32 feet to a point on the South line of Cottonwood Acres No. 2 Subdivision, according to the official plat thereof; thence North 89°56'40" East along said South line 630.00 feet; thence South 00°03'20" East 390.02 feet; thence South 89°56'40" West 281.32 feet to a point on the Easterly line of that certain parcel as conveyed by Quit Claim Deed to Mallinckrodt No. 2 Ltd, a Utah limited partnership, recorded December 3, 1999 as Entry No. 7525996 in Book 8327 at Page 3115, in the office of the Salt Lake County Recorder; thence along said Easterly line the following two courses: (1) North 21°40'16" West 130 feet; (2) North 55°43'45" West 312.46 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Any and all portions lying within the boundaries of Deerwood Farms Subdivision, Phase 2, also any and all portions lying within the boundaries of Deerwood Farms Subdivision Phase 3 - Amending and Vacating a Portion of Deerwood Farms Phase 2.

Tax Id No.: 22-15-427-007 and 22-15-427-021