

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
FJ Management Inc.
185 S. State Street, Suite 1300
Salt Lake City, UT 84111

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-872869-SLC1 (jh)**
A.P.N.: **58:020:0223**

Bonnie Hardman, Trustee of The Gary and Bonnie Hardman Living Trust, Dated the 18th day of April, 2016, Grantor, of **Lehi**, **Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

FJ Management Inc., a Utah corporation, Grantee, of **Salt Lake City**, **Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 00°07'27" EAST ALONG THE SECTION LINE, 405.09 FEET AND SOUTH 88°37'42" EAST 53.18 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 43°08'15" EAST 82.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 2100 NORTH STREET; THENCE SOUTH 89°59'42" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 166.89 FEET; THENCE SOUTH 00°07'26" EAST 283.42 FEET; THENCE SOUTH 89°52'34" WEST 223.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 3600 WEST STREET; THENCE NORTH 00°07'40" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 223.95 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this June 12, 2018 .

A.P.N.: 58:020:0223

Special Warranty Deed - continued

File No.: NCS-872869-SLC1
(jh)

The Gary and Bonnie Hardman Living Trust,
Dated the 18th day of April, 2016

Bonnie Hardman
Bonnie Hardman, Trustee

STATE OF UT)
County of Salt Lake)ss.

On June 12, 2018, before me, the undersigned Notary Public, personally appeared **Bonnie Hardman, as Trustee of The Gary and Bonnie Hardman Living Trust, Dated the 18th day of April, 2016**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

Jacqueline F. Harrah
Notary Public

