

12905942
12/19/2018 11:56:00 AM \$31.00
Book - 10739 Pg - 7731-7738
ADAM GARDINER
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 8 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
50 East South Temple, Suite 400
Salt Lake City, UT 84111
Attn: Loyal Hulme

portion of 26.34.300.009

portion of 26.33.426.001

26.34.300.010

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (a) Richard P. Dansie, Successor Trustee of the Irrevocable Living Trust dated March 20, 1982 also known as the Jesse H. Dansie Trust (consisting of two trusts: The Home Trust (87-610190) and the Ranch Trust (87-6190191)), as disclosed by a Declaration of Trust recorded March 15, 1990, in the official records of Salt Lake County, Utah as Entry Number 4893091 in Book 6205 at page 696, (b) Richard P. Dansie, as Special Trustee of the Jesse Rodney Dansie Living Trust dated September 29, 2009, (c) Richard P. Dansie and Dixie M. Dansie, husband and wife (d) Joyce M. Taylor, an individual, (e) Bonnie R. Parkin, an individual, and (f) Richard P. Dansie and Dixie M. Dansie, Trustees for the Richard P. and Dixie M. Dansie Trust under Trust dated April 17, 2009 (the "**Grantor's Interest**"), grants and conveys to DANSIE LAND, LLC, as Grantee, all of Grantor's respective interest in the real property located in Herriman City, Salt Lake County, State of Utah described as follows (the "**Property**"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO all (i) current taxes and assessments, (ii) zoning laws, rules and regulations, (iii) reservations, patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose, and (iv) all other rights of third parties enforceable at law or equity.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and no other, subject to the matters above set forth.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies.

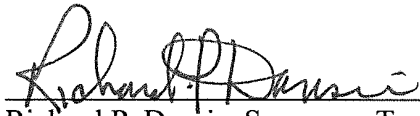
[SIGNATURES TO FOLLOW]

4829-1887-7570

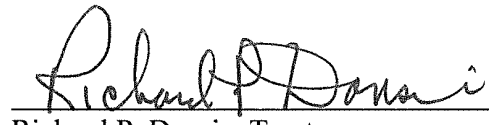
Ent 12905942 BK 10739 PG 7731

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 12 day of December, 2018.

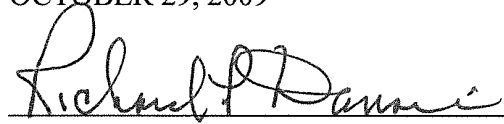
RICHARD P. DANSIE, SUCCESSOR TRUSTEE OF THAT CERTAIN IRREVOCABLE LIVING TRUST DATED MARCH 20, 1982, also known as the Jesse H. Dansie Trust


Richard P. Dansie, Successor Trustee

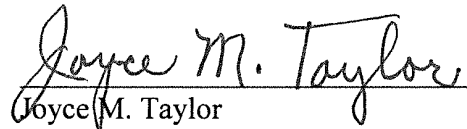
RICHARD P. DANSIE AND DIXIE M. DANSIE, TRUSTEES FOR THE RICHARD P. AND DIXIE M. DANSIE TRUST UNDER TRUST DATED APRIL 17, 2009

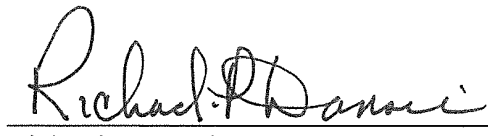

Richard P. Dansie, Trustee

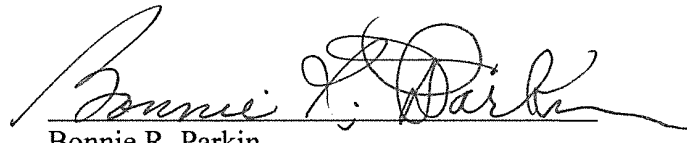
RICHARD P. DANSIE, SPECIAL TRUSTEE OF THE JESSEE RODNEY DANSIE LIVING TRUST DATED OCTOBER 29, 2009

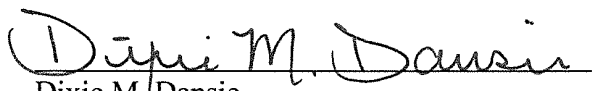

Richard P. Dansie, Special Trustee


Dixie M. Dansie, Trustee


Joyce M. Taylor


Richard P. Dansie

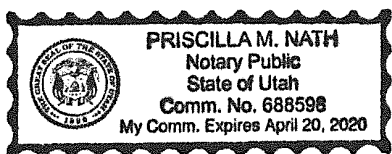

Bonnie R. Parkin


Dixie M. Dansie

[acknowledgements follow]

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

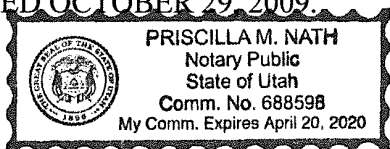
On this 12 day of December, 2018, before me Priscilla M. Nath,
a notary public, personally appeared RICHARD P. DANSIE proved on the basis of satisfactory
evidence to be the person whose name is subscribed to in this document, and acknowledged he
executed the same as Successor Trustee of said IRREVOCABLE LIVING TRUST DATED
MARCH 20, 1982, also known as the Jesse H. Dansie Trust.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

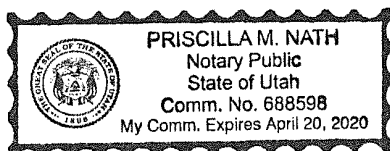
On this 12 day of December, 2018, before me Priscilla M. Nath,
a notary public, personally appeared TIFFANY B. JANZEN proved on the basis of satisfactory
evidence to be the person whose name is subscribed to in this document, and acknowledged he
executed the same as Successor Trustee of said JESSEE RODNEY DANSIE LIVING TRUST
DATED OCTOBER 29, 2009.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

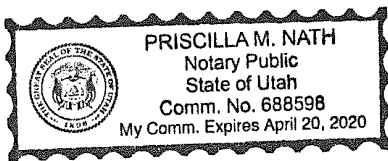
On this 12 day of December, 2018, before me Priscilla M. Nath,
a notary public, personally appeared Richard P. Dansie, proved on the basis of satisfactory
evidence to be the person whose name is subscribed to in this document, and acknowledged he
executed the same on his own behalf.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

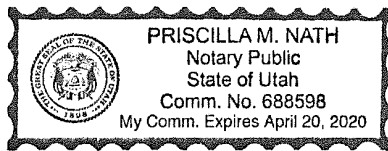
On this 12 day of December, 2018, before me Priscilla M. Nath, a notary public, personally appeared Dixie M. Dansie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

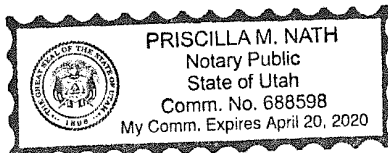
On this 12 day of December, 2018, before me Priscilla M. Nath, a notary public, personally appeared RICHARD P. DANSIE and DIXIE M. DANSIE, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, and acknowledged they executed the same as Trustees of said RICHARD P. AND DIXIE M. DANSIE TRUST UNDER TRUST DATED APRIL 17, 2009.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

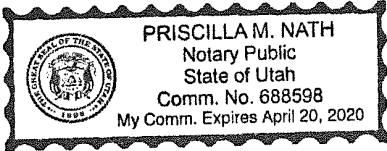
On this 12 day of December, 2018, before me Priscilla M. Nath, a notary public, personally appeared Joyce M. Taylor, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same on her own behalf.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 12 day of December, 2018, before me Priscilla M. Nath,
a notary public, personally appeared Bonnie R. Parkin, proved on the basis of satisfactory
evidence to be the person whose name is subscribed to in this document, and acknowledged she
executed the same on her own behalf.





NOTARY PUBLIC

[end acknowledgments]

EXHIBIT A

REAL PROPERTY DESCRIPTION

A portion of the SE1/4 and SW1/4 of Section 33, and a portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at the South ¼ Corner of Section 34, T3S, R2W, SLB&M; thence N89°53'28"W along the Section line 1,208.30 feet; thence N0°14'55"W 892.87 feet to the Centerline of Herriman Highway; thence S75°27'00"W along the centerline of Herriman Highway 540.19 feet; thence N14°33'00"W 291.12 feet; thence N09°46'30"E 118.34 feet; thence N80°13'32"W 249.70 feet; thence along the arc of a curve to the left with a radius of 233.50 feet a distance of 58.01 feet through a central angle of 14°14'07" Chord: N87°20'35"W 57.86 feet; thence S85°32'20"W 266.65 feet; thence West 302.43 feet; thence N00°18'05"W along the Section line 146.80 feet to the Northwest Corner of the SW1/4 of the SW1/4 of Section 34; thence N89°55'34"W along the 1/16th (40 acre) line 191.38 feet; thence North 259.46 feet; thence East 500.67 feet; thence S4°36'14"E 95.72 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 970.00 feet (radius bears: N03°45'34"W) a distance of 11.88 feet through a central angle of 00°42'06" Chord: N85°53'23"E 11.88 feet; thence N85°32'20"E 95.00 feet; thence along the arc of a curve to the right with a radius of 1,030.00 feet a distance of 80.20 feet through a central angle of 04°27'40" Chord: N87°46'10"E 80.18 feet; thence East 27.93 feet; thence North 90.00 feet; thence East 212.10 feet; thence S80°13'30"E 334.44 feet; thence S09°46'30"W 100.00 feet; thence S80°13'30"E 183.48 feet; thence along the arc of a curve to the left with a radius of 270.00 feet a distance of 228.14 feet through a central angle of 48°24'49" Chord: N75°34'05"E 221.42 feet; thence N51°21'40"E 73.15 feet; thence along the arc of a curve to the right with a radius of 230.00 feet a distance of 154.11 feet through a central angle of 38°23'25" Chord: N70°33'23"E 151.24 feet; thence N89°39'55"E 10.14 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: N89°29'11"E) a distance of 167.49 feet through a central angle of 14°41'46" Chord: N06°50'04"E 167.03 feet; thence S75°49'03"E 87.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 566.00 feet (radius bears: S75°49'03"E) a distance of 279.53 feet through a central angle of 28°17'49" Chord: N28°19'51"E 276.70 feet; thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 834.00 feet a distance of 622.30 feet through a central angle of 42°45'07" Chord: N21°06'12"E 607.96 feet; thence N00°19'35"W 54.09 feet; thence West 33.99 feet; thence N0°19'35"W 1044.34 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 1,574.27 feet to the Center 1/16th Corner of the NE1/4 of Section 34; thence S0°07'34"E along the 1/16th (40 acre) line 1,342.76 feet to the Northerly line of Plat "B", WESTERN CREEK Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S79°59'39"W along said plat 6.09 feet; thence S0°12'42"E along said plat 779.78 feet; thence N89°59'57"W 132.48 feet; thence South 187.10 feet; thence N71°29'13"E 140.30 feet to the west line of said plat; thence South along said plat 37.63 feet; thence N71°07'20"E 4.93 feet to the 1/16th (40 acre) line; thence S0°07'34"E along the 1/16th (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S0°07'34"E 264.36 feet to the north line of CHRISTOFFERSEN ESTATES Subdivision, according to the Official Plat thereof on file

in the Office of the Salt Lake County Recorder; thence N89°51'03"W along said plat 1,163.36 feet to the 1/4 Section line; thence S0°10'55"E 1,322.27 feet to the point of beginning.

AND ALSO A portion of the NW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located S89°53'28"E along the Section line 1,441.21 feet and North 2,926.28 feet from the Southwest Corner of Section 34, T4S, R2W, SLB&M; thence N00°14'07"W 794.10 feet; thence S89°50'23"E 655.58 feet; thence S00°19'35"E 792.27 feet; thence West 656.83 feet to the point of beginning.

LESS AND EXCEPT a portion of the SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

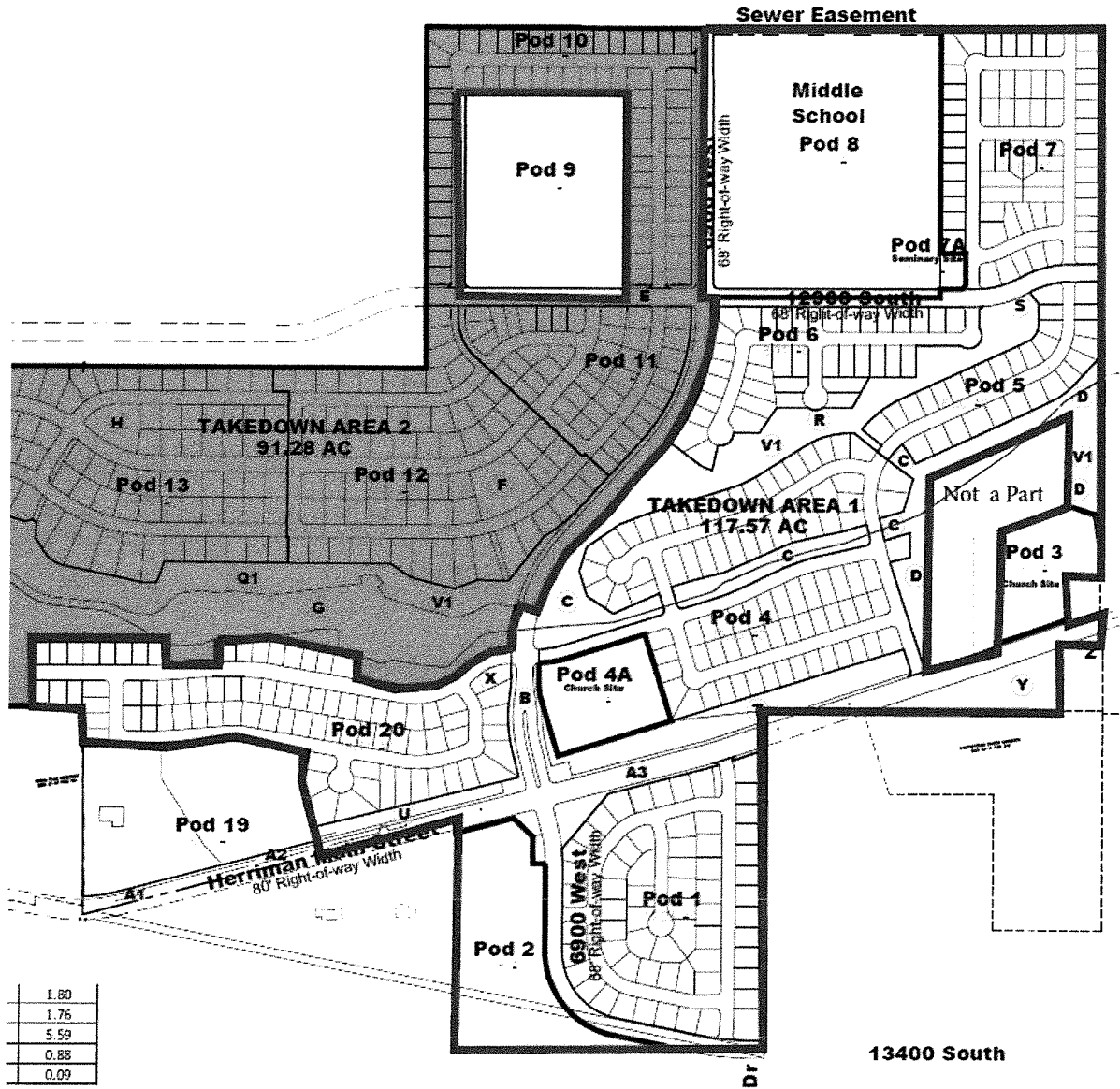
Beginning at the Southwest Corner of COLTON SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located N00°10'55"W along the ¼ Section line 1,474.42 feet and East 635.19 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence North along said plat 751.85 feet; thence N65°37'45"E along said plat 609.50 feet; thence South along said plat 358.00 feet; thence S71°29'00"W along said plat 300.00 feet to the east line of that Real Property described in Deed Book 8700 Page 1265 of the Official Records of Salt Lake County; thence South along said deed 459.41 feet; thence S71°28'59"W along said deed and along that Real Property described in Deed 10446 Page 2329 of the Official Records of Salt Lake County, and along the Southerly line of said COLTON SUBDIVISION 285.50 feet to the to the point of beginning.

ALSO LESS AND EXCEPT any portion of Herriman Highway (Highway U-111) and any public roadways previously dedicated.

Composite Area: 167.04+/- Acres

[depiction follows]

PROPERTY OUTLINED IN RED (IF COLOR)/LARGEST BOLD (IF BLACK AND WHITE)



NOTE: this depiction is for reference purpose only; in the event of any conflict between this depiction and the text legal description provided above, the text legal description controls