

12927794  
1/31/2019 4:38:00 PM \$24.00  
Book - 10749 Pg - 8672-8676  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

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

**COURTESY RECORDING**

No assurances are given by the company either  
Express or implied for accuracy or content.

APN: Portion of 26-34-300-009  
Portion of 26-33-426-001

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**CORRECTIVE SPECIAL WARRANTY DEED**

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Reference is hereby made to that certain Special Warranty Deed recorded with the Salt Lake County Recorder on December 19, 2018 as document number 12905940 at book 10739, Page 7717 (the "**Original Deed**"). This Deed corrects certain errors in the legal description attached to the Original Deed and to specify the interests of the parties in and to the Property after giving effect to the conveyance.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 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, as Grantor, grants and conveys to (a) Richard P. Dansie, as Special Trustee of the Jesse Rodney Dansie Living Trust dated September 29, 2009 ("**Rod Dansie Trust**") as to an undivided one-fourth (1/4) of the Grantor's interest in the Property (as hereinafter defined), (b) Joyce M. Taylor, an individual ("**Taylor**"), as to an undivided one-fourth (1/4) of the Grantor's interest in the Property, and (c) Bonnie R. Parkin, an individual ("**Parkin**"), as to an undivided one-fourth (1/4) of the Grantor's interest in the Property, as Grantee, 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.

For the avoidance of doubt, after the conveyances described herein, each party's interest in the Property shall be as follows:

Parcel ID	Portion of 26-34-300-009	Portion of 26-33-426-001
Grantor	1/8 interest	1/4 interest
Rod Dansie Trust	3/8 interest	1/4 interest
Taylor	1/8 interest	1/4 interest
Parkin	1/8 interest	1/4 interest
Richard P. Dansie and Dixie M. Dansie, husband and wife	1/4 interest	None

4822-0129-2166

Ent 12927794 BK 10749 PG 8672

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.

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EXHIBIT A

REAL PROPERTY DESCRIPTION

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 a point located N00°18'05"W along the Section line 1,177.17 feet from the Southwest Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line from the South 1/4 Corner to the South West Corner of Section 34); 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 1/16<sup>th</sup> (40 acre) line 614.97 feet; thence N00°04'14"W 591.11 feet; thence N89°55'46"E 15.00 feet; thence S62°31'33"E 40.13 feet; thence along the arc of a curve to the left with a radius of 235.00 feet a distance of 148.01 feet through a central angle of 36°05'11" Chord: S80°34'09"E 145.57 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 215.00 feet a distance of 185.07 feet through a central angle of 49°19'11" Chord: S73°57'09"E 179.41 feet; thence S49°17'34"E 37.21 feet; thence along the arc of a curve to the left with a radius of 195.00 feet a distance of 119.79 feet through a central angle of 35°11'50" Chord: S66°53'29"E 117.92 feet; thence S84°29'24"E 169.62 feet; thence along the arc of a curve to the right with a radius of 215.00 feet a distance of 85.18 feet through a central angle of 22°41'57" Chord: S73°08'25"E 84.62 feet; thence S61°47'26"E 48.65 feet; thence S89°26'36"E 99.24 feet; thence N48°34'43"E 123.05 feet; thence N82°25'01"E 86.82 feet; thence S86°08'38"E 254.78 feet; thence N83°29'21"E 417.91 feet; thence S34°34'23"E 69.61 feet; thence S72°04'36"E 268.18 feet; thence N86°31'17"E 46.21 feet; thence N61°10'20"E 115.37 feet; thence S79°27'09"E 88.51 feet; thence N89°42'16"E 23.67 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 653.00 feet (radius bears: S76°21'47"E) a distance of 6.22 feet through a central angle of 00°32'44" Chord: N13°54'35"E 6.22 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 54.10 feet; thence S89°59'53"W 34.00 feet; thence N0°19'35"W 1,044.34 feet to the 1/16<sup>th</sup> (40 acre) line; thence S89°49'23"E along the 1/16<sup>th</sup> (40 acre) line 1,574.28 feet to the Northeast corner of the SW1/4 of the NE1/4 of Section 34; thence S00°07'34"E along the 1/16<sup>th</sup> (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 S00°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 said Plat "B", WESTERN CREEK Subdivision; thence South along said plat 37.63 feet; thence N71°07'20"E along said plat 4.93 feet to the 1/16<sup>th</sup> (40 acre) line; thence S00°07'34"E along the 1/16<sup>th</sup> (40 acre) line 82.51 feet; thence N89°55'05"W 165.00 feet; thence S00°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 and extension thereof 1,163.36 feet to the 1/4 Section line; thence S00°10'55"E along the 1/4 Section line 1,322.27 feet to the South 1/4 Corner of Section 34; thence N89°53'28"W along the Section line 1208.30 feet; thence N00°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 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** A portion of the SW1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Herriman, Utah, more particularly described as follows:

Beginning at a point on the centerline of Herriman Highway (Highway U-111), located N89°53'28"W along the Section line 1,388.70 feet and North 846.71 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence S75°27'04"W along said centerline 357.80 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 N85°32'20"E 279.94 feet; thence S81°06'30"E 427.96 feet; thence S00°14'55"E 309.22 feet to the point of beginning.

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

Contains: 177.86 'Net' acres+/-