

Mail Recorded Deed and Tax Notice To:
Third River Real Estate Corporation, a Utah corporation
4701 North Stonehaven Loop
Lehi, UT 84043

13299547
6/16/2020 12:45:00 PM \$40.00
Book - 10961 Pg - 9548-9550
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 98313-AH

SPECIAL WARRANTY DEED

Sherrill Blanchard as Trustee Under Agreement with the Dykes Family Trust dated the 20th day of April, 2006

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

Third River Real Estate Corporation, a Utah corporation

GRANTEE(S) of Lehi, 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.: 16-07-101-008, 16-07-101-009 and 16-07-101-018 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 11th day of June, 2020.

Sherrill Blanchard as Trustee Under Agreement
with the Dykes Family Trust dated the 20th day
of April 2006

BY: Sherrill Blanchard TR
Sherrill Blanchard
Trustee

STATE OF UTAH

COUNTY OF WASHINGTON

On the 11th day of June, 2020, personally appeared before me Sherrill Blanchard, Trustee^e of the Dykes Family Trust dated the 20th day of April, 2006, the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Anna Elisabeth Burnett

Notary Public

6/11/2020

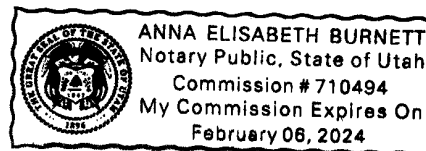


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the Southwest corner of Lot 1, Block 21, Plat A, Salt Lake Survey; thence East 30 3/4 feet; thence North 10 rods; thence West 55 1/2 feet; thence South 10 rods; thence East 1 1/2 rods to the point of beginning.

PARCEL 2:

Beginning 30 3/4 feet East of the Southwest corner of Lot 1, Block 21, Plat A, Salt Lake City Survey; thence East 60 feet; thence North 10 rods; thence West 60 feet; thence South 10 rods to the point of beginning.

PARCEL 3:

Beginning 90 3/4 feet East of the Southwest corner of Lot 1, Block 21, Plat A, Salt Lake City Survey; thence East 10.63 feet; thence North 10 rods; thence West 10.52 feet; thence South 10 rods to the point of beginning.