

**When Recorded, Return To:**

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4766 South Holladay Blvd.  
Holladay, Utah 8411

**ENTRY NO. 01122080**

11/19/2019 10:26:07 AM B: 2540 P: 1771

Warranty Deed PAGE 1/4

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY HALE WOOD PLLC



**Mail Tax Notices To:**

Scott W. Thornton, Trustee  
"The Scott W. Thornton Revocable Trust" dtd 2-19-1993, as amended  
P.O. Box 981088  
Park City, Utah 84098-1088

Parcels: PP-2-J; PP-2-J-1; PP-20-3

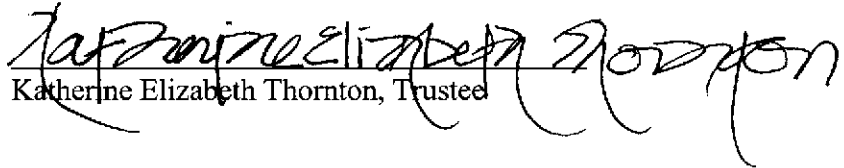
**SPECIAL WARRANTY DEED**

Katherine Elizabeth Thornton, as Trustee of THE KATHERINE ELIZABETH THORNTON REVOCABLE TRUST u/d/t dated November 10, 2005, as to an undivided one-half (1/2) interest, ("*Grantor*"), of Park City, Summit County, Utah, hereby CONVEYS AND WARRANTS to the extent provided below but not otherwise, to Scott W. Thornton, and to his successor(s), as Trustee of THE SCOTT W. THORNTON REVOCABLE TRUST u/d/t dated February 19, 1993, as amended ("*Grantee*"), having a mailing address of P.O. Box 981088, Park City, Utah 84098-1088, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of the Grantors' right, title and interest in in and to its 50% undivided interest in the following described real property situate in Summit County, State of Utah:

**See attached Exhibit "A" for legal description**

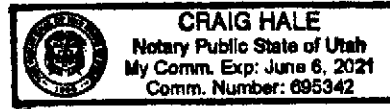
The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

THE KATHERINE ELIZABETH THORNTON  
REVOCABLE TRUST

  
Katherine Elizabeth Thornton, Trustee

*[Notary Acknowledgement on next page]*

STATE OF UTAH )  
 )  
 ) : SS.  
COUNTY OF Salt Lake )



On the 16<sup>th</sup> day of November, 2019, KATHERINE ELIZABETH THORNTON in her capacity as Trustee and signer of the within instrument, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that they voluntarily executed the same for the purpose stated therein.

A handwritten signature in black ink, appearing to be "C. Hale", written over a horizontal line.

NOTARY PUBLIC

EXHIBIT "A"  
Real Property Legal Description  
(consisting of 2 pages)

**Tax Parcel No. PP-2-J**

BEGINNING at a point which is located South 89°42'40" East 511.5 feet from the Northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian and which is on the North boundary of the aforesaid Section 6, and proceeding thence along the North Boundary of said Section 6, South 89°42'40" East 141.88 feet to the intersection of the aforesaid section line with the Northwest boundary of an old lane; thence along the Northwest boundary of said lane South 56°33'45" West 320.128 feet; thence South 54°18'34" West 94.453 feet; thence South 42°50'54" West 94.518 feet; thence South 17°02'57" West 11.79 feet; thence South 68°06'56" West 264.65 feet; thence South 0°31'33" West 63.37 feet; thence South 70°55'35" West 87.66 feet; thence South 26°12'18" West 70.45 feet to a fence line; thence West 296.88 feet along said fence line to the center line of a 50 foot right of way; thence North 67° West 68.2 feet along center line of right of way; thence North 29°58'15" East 146.46 feet to the center line of the existing creek, thence North 58°58'26" East 77.8 feet along said creek, thence North 88°46'56" East 39.89 feet along said creek, thence North 79°19'29" East 39.2 feet along said creek, thence North 57°45'29" East 72.3 feet along said creek, thence North 6°12'31" West 135 feet, thence North 36°59'31" West 319.5 feet to an existing fence line, thence East 400.24 feet to the section line, thence South 242.695 feet thence North 70°46'44" East 543.4541 feet to the point of beginning, containing 6.68 acres, more or less.

LESS THE FOLLOWING PROPERTY CONVEYED UNDER QUIT-CLAIM DEED RECORDED 10/7/2013 AS ENTRY NO. 00980887, BOOK 2210, PAGE 1610:

PARCEL 1 - Beginning at a point located South 89°44'59" East 540.24 feet along Section line from the Northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being at the Southwest Corner of the existing Lower Village Road, a dedicated public street, and running thence South 89°44'59" East 91.81 feet; thence Southwesterly 159.17 feet along the arc of a 1277.18 foot radius curve to the left (chord bears South 64°07'24" West 159.06 feet); thence South 59°43'15" West 21.34 feet; thence North 32°53'43" East 11.41 feet; thence North 42°28'11" East 46.93 feet; thence North 14°30'43" East 40.23 feet; thence North 70°44'51" East 34.73 feet, thence South 38°11'17" West 17.83 feet more or less to the point of beginning, containing 3,982 sq. ft. or 0.091 acres, more or less (as described)

PARCEL 2 - Beginning at a point located South 89°44'59" East 632.05 feet along Section line from the Northwest Corner of Section 6, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the Southerly line of the existing Lower Village Road, a dedicated public street, and running thence South 89°44'59" East 21.91 feet; thence South 56°33'16" West 320.86 feet; thence South 54°18'34" West 94.45 feet; thence South 42°50'54" West 94.52 feet; thence Northeasterly 160.28 feet along the arc of a 473.83 foot radius curve to the right (chord bears North 36°24'29" East 159.52 feet); thence Northeasterly 181.69 feet along the arc of a 1017.96 foot radius curve to the right (chord bears North 55°12'29" East 181.45 feet); thence Northeasterly 159.17 feet along the arc of a 1277.18 foot radius curve to the right (chord bears North 64°07'24" East 159.06 feet); more or less to the point of beginning, containing 12,520 sq. ft. or 0.287 acres, more or less (as described)

**Tax Parcel No. PP-20-3:**

Beginning South 477.4 feet from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian and running thence South 91.1 feet to an existing fence line, thence West 113.12 feet along said fence, thence North 26° 12'18" East 70.45 feet, thence North 70°55'35" East 87.66 feet to the point of beginning.

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants and restrictions of record.

**Tax Parcel No. PP-2-J-1:**

Beginning at a point which is North 61.20 feet and West 400.24 feet from the Northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence West 269.76 feet along an existing fence line to the centerline of a 50.00 foot right of way, thence Southwesterly 490.53 feet along the arc of a 636.62 foot radius curve to the right (09° 00'00''), thence South 67° 00' East 437.50 feet along centerline of 50 foot right of way, thence North 29° 58' 15'' East 146.46 feet to the centerline of a creek, thence North 58° 58'26'' East 77.80 feet along said creek, thence North 88° 46'56'' East 39.89 feet along said creek, thence North 79° 19'29'' East 39.20 feet along said creek, thence North 57° 45'29'' East 72.30 feet along said creek, thence North 06° 12'31'' West 135.00 feet, thence North 36° 59'31'' West 319.50 feet to the point of beginning.

**TOGETHER WITH THE FOLLOWING:**

A perpetual right of way and easement for roadway purposes and for the construction alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) feet on either side of the following described center line:

Beginning at a point in the South line of a county road (which point is the Northeast corner of a 10-acre parcel of real property owned by Franklin D. Richards, Jr. and Gloria S. Richards, his wife) and which is located 1253 feet North and 750 West from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence 680.6 feet; thence South 10° 00' East 355 feet; thence 640 feet along the arc of a 636.62 foot radius curve to the right, thence South 67° 00' East 505.7 feet.