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12/12/2018 10:04:00 AM \$19.00
Book - 10737 Pg - 7919-7923
ADAM GARDINER
Recorder, Salt Lake County, UT
AMROCK, INC
BY: eCASH, DEPUTY - EF 5 P.

Recording Requested By:

Marion P. Ayers
3718 East Emigration Canyon Road
Salt Lake City, UT 84108

After Recording Mail To:

Amrock - Recording Dept.
662 Woodward Avenue
Detroit, MI 48226

Mail Tax Statements To:

Marion P. Ayers
3718 East Emigration Canyon Road
Salt Lake City, UT 84108

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64983488-4772172
3413910405

APN: 16-01-377-018-0000

RESPA QUITCLAIM DEED

Marion P. Ayers, an unmarried woman, GRANTOR,

Whose current mailing address is 3718 East Emigration Canyon Road, Salt Lake City, UT 84108

HEREBY quitclaim to

**Marion P. Ayers, as Trustee of The Marion P. Ayers Trust, u/d/t dated April 1, 1999, as amended,
GRANTEE,**

Whose current mailing address is 3718 East Emigration Canyon Road, Salt Lake City, UT 84108

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: 3718 East Emigration Canyon Road, Salt Lake City, UT 84108

Prior Recorded Doc. Ref.: Deed: Recorded: 12/11/2018; Book 10737
Page 4594, Doc. No. 12900798

SUBJECT TO ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

When the context requires, singular nouns and pronouns, include the plural.

EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF SALT LAKE IN THE STATE OF UT

BEGINNING AT A POINT ON THE SOUTH LINE OF A STATE HIGHWAY (EMIGRATION CANYON ROAD), SAID POINT BEING SOUTH 2020.89 FEET AND WEST 3692.97 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING THE SAME AS THE NORTHWEST CORNER OF THE PROPERTY AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 3, 1982, AS ENTRY NO. 3735569, IN BOOK 5423, PAGE 804, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND SAID POINT OF BEGINNING IS ALSO LOCATED SOUTH 51°51'30" WEST 649.41 FEET AND SOUTH 38°08'30" EAST 33.00 FEET FROM THE SALT LAKE COUNTY MONUMENT IN THE CENTER OF EMIGRATION CANYON ROAD, AND RUNNING THENCE SOUTH 38°08'30" EAST (EQUALS SOUTH 38°09'30" EAST USED IN SOME DEEDS) 105.80 FEET TO THE CENTERLINE OF A CREEK; THENCE SOUTH 71°23'59" WEST ALONG SAID CENTERLINE 21.02 FEET; THENCE SOUTH 37°13'30" EAST 27.20 FEET TO THE NORTH LINE OF A COUNTY ROAD KNOWN AS THE LOWER ACCESS ROAD; THENCE SOUTH 80°04'40" WEST ALONG SAID NORTH LINE 75.19 FEET TO A POINT OF A 33.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE 19.71 FEET; THENCE NORTH 66°13' WEST ALONG SAID NORTH LINE 46.99 FEET TO A POINT OF A 66.50 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE 71.87 FEET TO A POINT OF TANGENCY AND ON THE SOUTH LINE OF AFOREMENTIONED STATE HIGHWAY; THENCE NORTH 51°51'30" EAST ALONG SAID SOUTH LINE 181.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SUBJECT PROPERTY LYING 16.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING IN CENTER LINE OF COUNTY ROAD AT A POINT 2129.17 FEET SOUTH AND 3516.77 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST; SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 80°03'40" WEST 157.18 FEET TO POINT OF CURVE TO THE RIGHT WITH A 50.0 FOOT RADIUS, WHICH BEARS NORTH 9°56'20" WEST A DISTANCE OF 29.41 FEET; THENCE NORTH 66°14' WEST 46.99 FEET TO A POINT OF CURVE TO THE LEFT WITH A 50.0 RADIUS WHICH BEARS SOUTH 23°46' WEST A DISTANCE OF 54.04 FEET; THENCE SOUTH 51°50'30" WEST 55.16 FEET, MORE OR LESS, TO WEST LINE OF FITZGERALD PROPERTY, AS DEEDED BY QUIT CLAIM DEED TO SALT LAKE COUNTY, A MUNICIPAL CORPORATION WHICH WAS RECORDED SEPTEMBER 22, 1952, AS ENTRY NO. 1300800, IN BOOK 955, AT PAGE 292, SALT LAKE COUNTY RECORDER'S OFFICE. LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF EMIGRATION CREEK.

Prepared by:
Amrock
662 Woodward Avenue
Detroit, MI 48226

CERTIFICATION OF TRUST

I/We **Marion P. Ayers**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Marion P. Ayers Trust** is currently in existence and was created on **April 1, 1999**.
2. The trust was established by: **Marion P. Ayers**
3. The current trustee(s) of the trust is/are: **Marion P. Ayers**
4. The power(s) granted to the trustee(s) include:
 - The power to sell, convey and exchange the real property which is the subject of this transaction. **Yes** ___ No
 - The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. **Yes** ___ No.
5. The trust is **Revocable** and is revocable by the following party(ies):
Marion P. Ayers
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction:
Marion P. Ayers
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) 5340
8. Title to trust assets shall be taken in the following fashion: **Quitclaim Deed**

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Marion P. Ayers
Marion P. Ayers, Trustee

Date: 12/7/18

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

On 12/7/18, before me personally appeared **Marion P. Ayers, Trustee**, to be known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Julie Harward
Notary Signature

County, Salt Lake
My commission expires 5/14/22

