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Book - 10882 Pg - 9215-9216
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COULTER & TATEOKA
11576 S STATE ST STE 503
DRAPER UT 84020
BY: STA. DEPUTY - WI 2 P.

When Recorded, Mail to:
Boulter Properties, LLC
13191 South Boulter Street
Draper, UT 84020

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WARRANTY DEED

Derek A. Coulter, grantor(s), of Draper, Utah, hereby **CONVEY and WARRANT** to

Boulter Properties, LLC

grantee(s) for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in SALT LAKE County, State of Utah, to-wit:


SEE EXHIBIT "A" ATTACHED

Parcel No. 28-33-327-037

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this 6th of December, 2019.

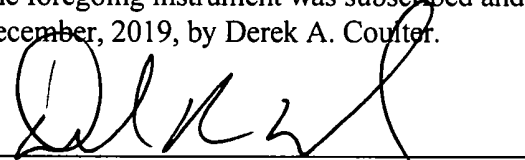
COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED SOLELY AS A COURTESY AND AN ACCOMMODATION TO THE PARTIES NAMED THEREIN. TITLE ONE, INC. HEREBY EXPRESSLY DISCLAIMS ALL RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OR THE CONTENT THEREOF.



Derek A. Coulter

COUNTY OF SALT LAKE)
):SS
STATE OF UTAH)

The foregoing instrument was subscribed and sworn to and acknowledged before me this 6th day of December, 2019, by Derek A. Coulter.



Notary Public

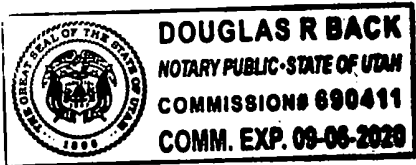


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a point 74 feet West from the Center of the Southwest Quarter of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 144 feet, more or less to the East line of a right of way; thence North 1 degree 38' East along the said right of way 146 feet; thence East 144 feet; thence South 146 feet, to the place of commencement.

Less and excepting any portion lying within the bounds of Boulter Street.

Less and excepting that portion described in the Final Judgment of Condemnation filed August 16, 2019, Civil No. 170900657, recorded August 23, 2019 as Entry No. 13058572 in Book 10820 at Page 3742 of official records being a parcel of land in fee, the boundaries of said parcel are described as follows:

Commencing at the Southwest corner of Section 33, Township 3 South, Range 1 East, Salt Lake Meridian; thence North 00 degrees 21'09" East 1359.97 feet along section line; thence South 88 degrees 57'04" East 1098.77 feet to the Point of Beginning; thence North 02 degrees 40'57" East 55.73 feet; thence East 8.78 feet to a point on a non-tangent curve to the left having a radius of 15.92 feet and a chord that bears South 42 degrees 10'30" East 23.75 feet; thence along said curve a distance of 26.81 feet; thence South 89 degrees 05'50" East 117.37 feet; thence South 01 degree 02'57" West 38.86 feet; thence North 88 degrees 57'03" West 144.00 feet to the Point of Beginning.