

WHEN RECORDED, MAIL TO:
Mark Larson and Holly Larson
12968 Boulter Street
Draper, UT 84020

13306251
6/23/2020 1:01:00 PM \$40.00
Book - 10966 Pg - 657-658
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Verlene A. Vawdry, Trustee of the Dwayne Vawdrey and Verlene Vawdrey Family Trust dated May 14, 1993. hereby CONVEY and WARRANT to

Mark Larson and Holly Larson, as joint tenants

for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 28-33-153-058

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 22nd day of June, 2020.

Dwayne Vawdrey and Verlene Vawdrey Family Trust dated May 14, 1993.

BY: Verlene A. Vawdrey
Verlene A. Vawdrey
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6/22/20, personally appeared before me Verlene A. Vawdrey, Trustee(s) of Dwayne Vawdrey and Verlene Vawdrey Family Trust, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same. dated May 14, 1993

[Signature]
Notary Public
My Commission Expires: 10/17/22

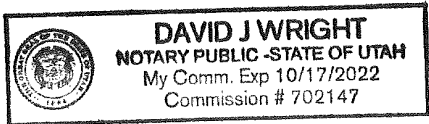


EXHIBIT A

Beginning at a point on an existing rebar & cap labeled "Meridian Eng." which is South 89°24'45" East along the center section line 528.19 feet and North 00°35'15" East, 109.74 feet from the West Quarter Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 00°07'25" West along the section line between the West Quarter Corner and the Northwest Corner of said Section 33); and running thence North 51°43'00" East 30.96 feet to a point on an existing rebar & cap labeled "LS 4948"; said point also being on the Southerly boundary of Jessicas Cove (Recorded #7550843); and running thence along said subdivision boundary for the following three (3) courses: North 61°09'00" East 131.30 feet; thence North 47°43'00" East 115.79 feet; thence North 00°58'10" East 44.60 feet to a point on an existing fence line agreement (Entry No. 8263513 in Book 8608 Page 8523); and running thence along said fence line agreement for the following two (2) courses: East 131.22 feet; thence South 88°17'18" East 71.93 feet to a point on an existing fence line agreement (Entry No. 8060973 in Book 8526 Page 2672); and running thence along said fence line agreement for the following three (3) courses: South 88°42'45" East 3.73 feet; thence South 88°22'02" East 119.53 feet; thence South 89°16'55" East 26.44 feet to a point on the Westerly right of way line of Boulter Way; thence South 02°51'13" West along said right of way line 201.90 feet to a point on the Dwayne & Verlene Vawdrey deed line (Entry No. 8806891 in Book 8877 Page 6637); thence North 89°44'22" West along said deed line 568.45 feet to the point of beginning.

Less and Excepting:

Beginning at a point on an existing rebar & ca labeled "Meridian Eng." which is South 89°24'45" East along the center section line 528.19 feet and North 00°35'15" East 109.74 feet from the West Quarter Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 00°07'25" West along the section line between the West Quarter Corner and the Northwest Corner of said Section 33); and running thence North 51°43'00" East 30.96 feet to a point on an existing rebar & cap labeled "LS 4948", said point also being on the Southerly boundary of Jessica's Cove (Recorded #7440843); and running thence North 61°09'00" East along said subdivision boundary 62.70 feet; thence South 00°15'38" West 49.80 feet to a point on the Dwayne & Verlene Vawdrey deed line (Entry No. 8806891 in Book 8877 Page 6637); thence North 89°44'22" West along said deed line 79.00 feet to the point of beginning.

Also Less and Excepting:

Beginning at a point on the southeasterly boundary of Jessica's Cove (Recorded #7550843) said point being South 89 24'45" East, along the center section line 751.53 feet and North 00°35'15" East 275.92 feet from the West Quarter Corner of Section 33, Township 3 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 00°07'25" West along the Section line between the West Quarter Corner and the Northwest Corner of said Section 33); and running thence North 00°58'10" East, along said boundary 41.16 feet to a point on an existing fence line agreement (Entry No. 8263513 in Book 8608 Page 8523); and running thence East, along said fence line agreement 48.45 feet to a point on an existing fence line; thence South 50°03'28" West, along said fence line 64.10 feet to the point of beginning.