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12/23/2020 3:38:00 PM \$40.00
Book - 11087 Pg - 3302-3303
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice To:
Kolby L. Hansen
2418 East Walker Lane
Holladay, UT 84117

Order No. 5-110498

SPECIAL WARRANTY DEED

Northcom 72, LLC, a Utah limited liability company, Grantor,

of Cache County, State of Utah, hereby conveys and warrants against all persons claiming by, through or under it to

Kolby L. Hansen, Grantee,

of Salt Lake County, State of Utah

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:

PARCEL 1:

Beginning at a point South 0 deg. 02' West 1834.55 feet and South 89 deg. 47' East 1190.00 feet and South 14 deg. 31'00" East 154.50 feet and South 01 deg. 07'00" West, 5.42 feet from the Northwest corner of the Northeast quarter of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01 deg. 07'00" West, 168.90 feet; thence South 41 deg. 00'00" West 26.28 feet; thence South 69 deg. 55'00" West, 70.63 feet; thence North 83 deg. 50'00" West, 45.62 feet; thence South 66 deg. 51'00" West, 73.05 feet; thence West 54.47 feet; thence North 00 deg. 02'00" East, 139.30 feet; thence North 15 deg. 28'00" East, 106.00 feet; thence South 87 deg. 45'00" East, 161.00 feet; thence North 02 deg. 33'00" West, 8.95 feet; thence South 83 deg. 35'28" East, 65.45 feet to the point of beginning.

PARCEL 1A:

Together with a non-exclusive right of way over:

Beginning at a point South 0 deg. 02' West 1834.55 feet and South 89 deg. 47' East 1240.9 feet from the Northwest corner of the Northeast quarter of said Section 15, running thence North 0 deg. 13' East 1427.22 feet to a point on the South side of Walker's Lane; thence North 89 deg. 09' West along the South line of said land 138.3 feet; thence South 0 deg. 13' West 1428.7 feet; thence South 89 deg. 47' East 138.3 feet to beginning.

PARCEL 1B:

Together with a non-exclusive right of way for ingress and egress over and across the Easterly 20 feet as reserved in that certain Warranty Deed recorded September 5, 2018 as Entry No. 12843179 in Book 10709, Page 7584 and being described as follows:

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point South 00 deg. 02'00" West 1824.99 feet and South 89 deg. 58'00" East 937.63 feet from the Northwest corner of the Northeast quarter of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 86 deg. 24'00" East 23.51 feet; thence South 89 deg. 25'00" East 228.79 feet; thence South 00 deg. 13'00" West 12.66 feet; thence North 89 deg. 47'00" West 0.14 feet; thence South 14 deg. 31'00" East 154.50 feet; thence South 01 deg. 07'00" West 5.42 feet; thence North 83 deg. 35'28" West 65.45 feet; thence South 02 deg. 23'00" East 8.95 feet; thence North 87 deg. 45'00" West 161.00 feet; thence South 15 deg. 28'00" West 106.00 feet; thence South 00 deg. 02'00" West 26.38 feet; thence North 89 deg. 47'00" West 5.16 feet; thence North 00 deg. 02'00" East 21.52 feet; thence North 89 deg. 47'00" West 28.99 feet; thence North 00 deg. 13'00" East 3.99 feet; thence North 89 deg. 58'00" West 5.31 feet; thence North 00 deg. 32'57" East 266.72 feet to the point of beginning.

Parcel No.: 22-15-252-042

Subject to Easements, Restrictions, Reservations, Covenants Conditions and Restrictions, and Rights of Way appearing of record and enforceable in law and equity and subject to 2021 taxes and thereafter.

Witness the hands of said Grantor this 22 day of December, 2020.

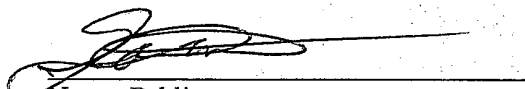
Northcom 72, LLC, a Utah limited liability company



Brett Broadhead, President of Northcom, Inc., Member

STATE OF UTAH)
)SS:
COUNTY OF CACHE)

On the 22 day of December, 2020, personally appeared before me **Brett Broadhead, President of Northcom, Inc., as Member of Northcom 72, LLC, a Utah limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
My Commission Expires:
Residing at:

