

When Recorded, Return To:

Michael K. Garrett
4766 S. Holladay Blvd.
Holladay, UT 84117

Mail Tax Notices To:

Paula Allred
7578 S. Pebble Springs Court
Cottonwood Heights, Utah 84093

Diane Loader
355 North 300 East
Brigham City, Utah 84302

13639940
04/22/2021 11:11 AM \$40.00
Book - 11161 Pg - 6376-6377
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
HALE AND WOOD, P.L.L.C.
4766 HOLLADAY BLVD.
HOLLADAY UT 84117
BY: ADA, DEPUTY - MA 2 P.

Parcel Number: 22-15-102-015-0000

SPECIAL WARRANTY DEED

RUBY O. REAM, ("Grantor"), hereby CONVEYS AND WARRANTS, to the extent provided below but not otherwise, to PAULA ALLRED, of 7578 S. Pebble Springs Court, Cottonwood Heights, Utah 84093, **as to an undivided one-half interest**, and to DIANE LOADER of 355 North 300 East, Brigham City, Utah 84302, **as to an undivided one-half interest** (the "Grantees") for good and valuable consideration, all of her interest in the following described real property situated in Salt Lake County, Utah:

SEE ATTACHED EXHIBIT A.

Subject to easements, restrictions and rights of way appearing of record or enforceable by law or equity.

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.

WITNESS the hands of said Grantor this 30th day of December, 2020.

Ruby O. Ream
Ruby O. Ream

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 30th day of December, 2020, personally appeared before me RUBY O. REAM, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Michael K. Garrett
NOTARY PUBLIC

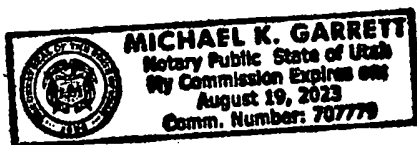


Exhibit A
Legal Description

BEGINNING AT A POINT EAST ALONG THE SECTION LINE 832.92 FEET (NORTH 89 DEGREES 51 MINUTES 20 SECONDS EAST 874.42 FEET MEASURED) AND SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST 120.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES 25 MINUTES 40 SECONDS EAST 147.92 FEET TO THE WESTERLY LINE OF THE TRACT OF LAND CONVEYED BY LEILA M. MEADOWS AS DESCRIBED IN THAT CERTAIN DECREE OF DISTRIBUTION, RECORDED IN BOOK 17 OF DEEDS AT PAGE 561, RECORDS OF SALT LAKE COUNTY, UTAH; THENCE SOUTH 10 DEGREES 00 MINUTES WEST ALONG SAID WESTERLY LINE 217.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WALKER LANE; THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALKER LANE 147.92 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE GERTRUDE E. MCFARLANE PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 24, 1925, IN BOOK 12-A OF DEEDS AT PAGE 577, RECORDS OF SALT LAKE COUNTY, UTAH; THENCE NORTH 10 DEGREES 00 MINUTES EAST ALONG SAID EASTERLY LINE 217.23 FEET TO THE POINT OF BEGINNING.

SUBJECT TO 20 FOOT PRIVATE RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND AS FOLLOWS:

89 DEGREES 51 MINUTES 20 SECONDS EAST 874.42 FEET MEASURED) AND SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST 120.94 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES 25 MINUTES 40 SECONDS EAST 20.27 FEET; THENCE SOUTH 10 DEGREES 00 MINUTES WEST 217.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WALKER LANE; THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALKER LANE 20.27 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE GERTRUDE E. MCFARLANE PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED FEBRUARY 24, 1925, IN BOOK 12-A OF DEED AT PAGE 577, RECORDS OF SALT LAKE COUNTY, UTAH; THENCE NORTH 10 DEGREES 00 MINUTES EAST ALONG SAID EASTERLY LINE 217.23 FEET TO THE POINT OF BEGINNING.

22-15-102-015