



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Rodney Wilkinson Law Firm, PC
2576 North 860 East
Provo, Utah 84604

MAIL TAX NOTICE TO:

Jeffrey and Shannon Yates, Trustees
7762 Forest Bend Dr.
Cottonwood Heights, UT 84121

SPECIAL WARRANTY DEED

JEFFREY YATES and SHANNON YATES, Grantors, hereby CONVEY AND
WARRANT against all claiming by, through or under Grantors to JEFFREY A. YATES and
SHANNON T. YATES, and their successors in trust, trustees of the SHANNON T.
YATES FAMILY TRUST, dated the 29th day of August, 2011, Grantee, for the sum of
TEN DOLLARS and other good and valuable consideration, the following described
tracts of land in Salt Lake County, State of Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

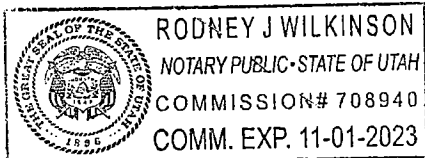
WITNESS the hands of the Grantors this 29th day of January, 2021.

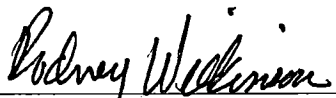

JEFFREY YATES


SHANNON YATES

STATE OF UTAH)
 ss
COUNTY OF UTAH)

On this 29th day of January, 2021, before me the undersigned Notary Public, personally
appeared JEFFREY YATES and SHANNON YATES, proved on the basis of satisfactory
evidence to be the persons whose names are subscribed to this document, and duly acknowledged
to me that they executed the same.




Notary Public

SPECIAL WARRANTY DEED

Exhibit "A"

Legal Description

BEGINNING AT A POINT WHICH IS WEST 712.0 FEET AND NORTH 747.6 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 50.0 FEET; THENCE SOUTH 7° WEST 25.0 FEET; THENCE NORTH 72°36' WEST 210.54 FEET; THENCE SOUTH 7° WEST 25.0 FEET; THENCE SOUTH 36°46' EAST 114.6 FEET; THENCE SOUTH 6°52' WEST 201.4 FEET; THENCE SOUTH 49°19' EAST 213.8 FEET; THENCE NORTH 6°52' EAST 420.8 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGINNING AT A POINT NORTH 340.47 FEET AND WEST 774.7 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 49°19' WEST 56.07 FEET; THENCE NORTH 42°16' EAST 79.52 FEET; THENCE SOUTH 47°44' EAST 56.05 FEET; THENCE SOUTH 42°16' WEST 77.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER A PIECE OF PROPERTY DESCRIBED AS FOLLOWS: BEGINNING WEST 462.0 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 747.6 FEET; THENCE WEST 250.0 FEET TO THE NORTHEAST CORNER OF THE DESCRIBED PROPERTY; THENCE SOUTH 6°52' WEST 50.4 FEET ALONG THE PROPERTY LINE; THENCE EAST 206.0 FEET; THENCE SOUTH 472.6 FEET; THENCE EAST 25.0 FEET; THENCE SOUTH 225.0 FEET, THENCE EAST 25.0 FEET TO THE BEGINNING.

TOGETHER WITH A RIGHT OF WAY GRANTED IN SECTION 3.2 OF THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREST BEND LANE PROPERTY, RECORDED APRIL 28, 2017, AS ENTRY NO. 12524174, IN BOOK 10552, AT PAGE 795 OF OFFICIAL RECORDS, WHICH RECITES IN PART AS FOLLOWS: "ALL OF THE STREETS, ROADS, LANES, EASEMENTS AND RIGHTS OF WAY WITHIN THE PROPERTY ARE PRIVATELY OWNED AND MAINTAINED EXCEPT AS NOTED BELOW AND THE OWNER OF EACH RESIDENTIAL PROPERTY HAS A PERPETUAL EASEMENT AND RIGHT OF WAY TO TRAVEL THE SAME."

ALSO TOGETHER WITH A RIGHT OF WAY OVER THE LANE KNOWN AS FOREST BEND LANE, AS THE SAME EXISTS FROM 20TH EAST STREET WEST TO THE RIGHTS OF WAY DESCRIBED IN THE RIGHT OF WAY ABOVE, WHICH LANE IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH SIDE OF FOREST BEND LANE, SAID POINT BEING 10 FEET MORE OR LESS NORTH FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF SAID LANE 462 FEET, MORE OR LESS, TO THE EAST LINE OF THE PROPERTY DESCRIBED IN THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREST BEND LANE PROPERTY, RECORDED APRIL 28, 2017, AS ENTRY NO. 12524174, IN BOOK 10552, AT PAGE 795 AND REFERRED TO IN THE RIGHT OF WAY ABOVE; THENCE SOUTH 21.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LANE; THENCE EAST ALONG THE SOUTH LINE OF SAID LANE 877 FEET, MORE OR LESS, TO 20TH EAST STREET; THENCE NORTH 21.8 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LANE; THENCE WEST 415.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES RESTRICTIONS AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS APPARENT OR OF RECORD, ALL APPLICABLE ZONING LAWS AND ORDINANCES ENFORCEABLE IN LAW OR EQUITY.

PARCEL IDENTIFICATION NO. 22-28-478-002.