When recorded mail to (Tax Mailing Address):
Marilyn Morrison Ryan, Trustee
2166 East 3715 South
Millcreek, UT 84109

MTC File No. 327961

14069531 B: 11399 P: 5574 Total Pages: 2 02/06/2023 02:42 PM By: kkennington Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: MERIDIAN TITLE COMPANY 64 E WINCHESTER STSALT LAKE CITY, UT 841075600

## SPECIAL WARRANTY DEED

Marilyn Morrison Ryan, Successor Trustee, of the James G. Morrison (Revocable) Trust AKA the James G. Morrison Trust, GRANTOR for good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the grantor to

Marilyn Morrison Ryan and Stephen Matthew Clements, as Trustees of The Marilyn Morrison Ryan Family Trust Dated as of July 5, 2011, as Amended And Restated,

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

See attached Exhibit "A"

Tax Parcel No. 16-30-327-032-2000, 16-30-327-032-2001, 16-30-327-012, 16-30-327-015, 16-30-327-016

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

In witness whereof, the grantor has executed this instrument this \_\_\_\_\_\_ day of February, 2023.

The James G. Morrison (Revocable) Trust
AKA the James G. Morrison Trust

Marilyn Morrison Ryan, Successor Trustee

STATE OF UTAH

:ss

COUNTY OF SALT LAKE

)

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_ day of February, 2023 by Marilyn Morrison Ryan, as Successor Trustee, of the James G. Morrison (Revocable) Trust AKA the James G. Morrison Trust, who duly acknowledged to me that it was executed by authority.

Notary Public

ACCOMMODATION RECORDING ONLY.

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

MICHAEL IVINS
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 706002
COMM. EXP. 05-05-2023

## Exhibit "A"

PARCEL 1: [16-30-327-012, 16-30-327-032-2000 & 16-30-327-032-2001] Beginning at a point 33 feet East of the Southwest corner of Lot 1, Block 32, Ten Acre Plat "A", Big Field Survey, and running thence North 183 feet; thence East 115 feet; thence South 183 feet; thence West 115 feet to the place of beginning.

## LESS AND EXCEPTING:

A parcel of land in fee for the widening and signalization of the existing highway State Route 171 known as Project No. SP-9999(542), being part of an entire tract of property, situate in Lot 1 of Block 32, Ten Acre Plat "A", Big Field Survey, a subdivision in the SE1/4SW1/4 of Section 30, Township 1 South, Range 1 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, 10.058m (33.00 feet) perpendicularly distant northerly from the control line of SR-171 of said project at engineers station 8+250.105 which corner is 10.058m (33.00 feet) East of the Southwest corner of said Lot 1; and running thence North by record (but calculates North 0°24'15" East) 9.621m (31.56 feet) along the west boundary line of said entire tract to a point 10.059m (33.00 feet) perpendicularly distant easterly from the control line of 200 East Street; thence South 44°46'04" East 5.099m (16.73 feet) to a point 16.067m (52.71 feet) perpendicularly distant northerly from said SR-171 control line; thence East 31.393m (103.00 feet) to the east boundary line of said entire tract at a point 16.140m (52.95 feet) perpendicularly distant northerly from said SR-171 control line; thence South 6.000m (19.69 feet) along said east boundary line to the Southeast corner of said entire tract which point is 10.140m (33.27 feet) perpendicularly distant northerly from said SR-171 control line; thence West 35.052m (115.00 feet) along the south boundary line of said entire tract to the point of beginning.

PARCEL 2: [16-30-327-015 & 16-30-327-016]

Beginning at a point 148 feet East of Southwest Corner Lot 1, Block 32, Ten Acre Plat "A", Big Field Survey, Salt Lake Base and Meridian; running thence North 183 feet; thence East 100 feet; thence South 183 feet; thence West 100 feet to point of beginning.

Tax Parcel No. 16-30-327-032-2000, 16-30-327-032-2001, 16-30-327-012, 16-30-327-015, 16-30-327-016