

Prepared By:
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After Recording Return To:
Andrew M. Wallace
124 N. Young Oak Road
Salt Lake City, Utah 84108

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06/14/2023 11:06 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ANDREW M WALLACE
124 N. YOUNG OAK ROADSALT LAKE CITY, UT 84108



SPACE ABOVE IS FOR RECORDER'S USE ONLY

WARRANTY DEED

GRANTOR, YOUNG OAK WATER CORPORATION, an administratively dissolved Utah non-profit corporation, for and in consideration of \$1.00 and other good and valuable consideration, grants, bargains, sells, conveys and warranties to GRANTEE, GOODWELL, LLC, a Utah limited liability company, the following described real property, situated in Salt Lake County, State of Utah (the "**Property**"):

PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EMIGRATION CANYON ROAD, SAID POINT BEING 168.29 FEET NORTH AND 295.40 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 15°00' WEST 49.48 FEET; THENCE NORTH 75°00' EAST 20.0 FEET; THENCE SOUTH 15°00' EAST 53.60 FEET TO A POINT ON A 749.779 FOOT RADIUS CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 2°33'56" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 20.42 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 10-31-476-012-0000

PARCEL 2:

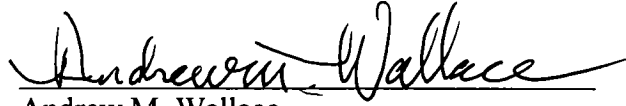
BEGINNING 1361.36 FEET NORTH AND 673.46 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 10°46'30" WEST 19.05 FEET; THENCE SOUTH 15°33'33" WEST 28.19 FEET; THENCE SOUTH 73°48'26" EAST 28.39 FEET; THENCE NORTH 15°33'33" EAST 38.5 FEET; THENCE NORTH 22°37' WEST 25.6 FEET; THENCE SOUTH 67°23' WEST 18.01 FEET TO THE POINT OF BEGINNING. CONTAINING .03 ACRES MORE OR LESS.

Tax Parcel No. 10-32-301-005-0000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record Grantor hereby covenants with Grantee that Grantors is lawfully seized in fee simple of the above granted Property and has good right to sell and convey

the same; and that Grantor, its heirs, executors, and administrators shall warrant and defend the title unto Grantees, and its heirs and assigns against all lawful claims whatsoever.

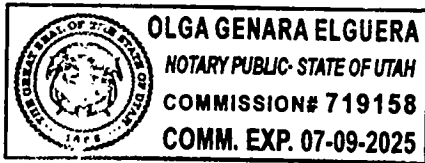
Dated this 13 day of June, 2023.



Andrew M. Wallace

NOTARY ACKNOWLEDGMENT

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

On this 13th day of June, 2023, personally appeared before me, ANDREW M. WALLACE, who is known or identified to me to be the person whose name is subscribed to this WARRANTY DEED, and acknowledged that he executed the same for the purposes stated therein.





Notary Public