

Mail Recorded Deed & Tax Notice To:
Cleone Justesen Administrative Trust
c/o Shawna Przybylak and Shirlene Bastar
25748 Via Del Ray
San Juan Capistrano, CA 92675



File No.: 171453-CPI

SPECIAL WARRANTY DEED

Shawna Przybylak and Shirlene Bastar, Esq., Successor Trustees of the Cleone Justesen Revocable Trust, dated September 29, 2009,

GRANTOR(S), of San Juan Capistrano, State of California, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Shawna Przybylak and Shirlene Bastar, Esq., Trustees of the Cleone Justesen Administrative Trust, dated April 25, 2023,

GRANTEE(S), of San Juan Capistrano, State of California

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO


TAX ID NO.: 14-28-126-015 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 10-25-23.

[Signature on following page]

Cleone Justesen Revocable Trust, dated
September 29, 2009

BY: 
Shawna Przybylak
Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

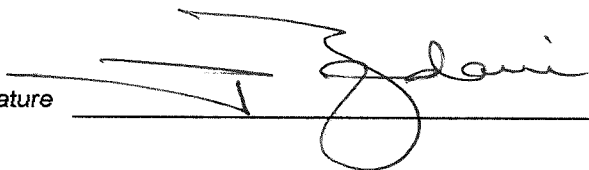
STATE OF CALIFORNIA)

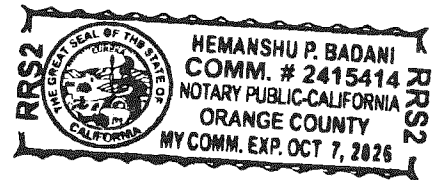
COUNTY OF ORANGE)

On October 25 2023, before me, Hemanshu P. Badani, Notary Public, a Notary Public, personally appeared Shawna Przybylak, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



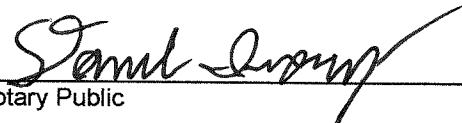
Cleone Justesen Revocable Trust, dated
September 29, 2009

BY: 
Shirlene Bastar
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 25th day of October, 2023, before me, personally appeared Shirlene Bastar, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Cleone Justesen Revocable Trust, dated September 29, 2009.


Notary Public

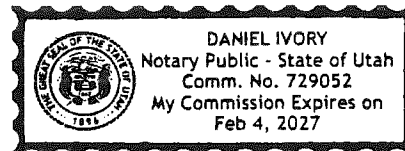


EXHIBIT A
Legal Description

Beginning 614 feet South and 16.5 feet West from the Northeast corner of the Northwest quarter of Section 28, Township 1 South, Range 2 West, Salt Lake Meridian, thence West 99 feet; thence North 190.5 feet more or less; thence East 99 feet; thence South 190.5 feet more or less to beginning.

LESS AND EXCEPTING therefrom the following:

A parcel of land in fee, being part of an entire tract of property, situate in the Northeast quarter Northwest quarter of Section 28, Township 1 South, Range 2 West, Salt Lake Base and Meridian, for the construction of improvements incident to 2820 South; 7630 West to 7440 West, known as project number F-2236(1)2. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract of property, which corner is also 614.00 feet South along the quarter section line and 16.50 feet West from the North quarter corner of said Section 28; and running thence along the Southerly boundary line of said entire tract West 65.73 feet to the intersection of said entire tract and the existing Northerly right of way line of said 2820 South, which intersection is 33.00 feet perpendicularly distant Northerly from the control line of said project, at Engineer Station 110+48.32; thence along said Northerly right of way line North 88°56'28" East 65.73 feet to a point on the Easterly boundary line of said entire tract, which point is 33.00 feet perpendicularly distant Northerly from the control line of said project, at Engineer Station 111+14.06; thence along said boundary line South 1.21 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.

(NOTE: Rotate above bearings 00°13'52" clockwise to equal project bearings)