

14171269 B: 11454 P: 6643 Total Pages: 2
11/03/2023 02:26 PM By: VAnguyn Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALE WOOD, PLLC
4766 SOUTH HOLLADAY BOULEVARDSALT LAKE CITY, UT 84117

WHEN RECORDED, RETURN TO:

James F. Wood, Esq.
Hale | Wood, PLLC
4766 South Holladay Blvd.
Holladay, Utah 84117

MAIL TAX NOTICES TO:

Michael W. Nelson and Tiffany K. Nelson, Trustees
"The Michael and Tiffany Nelson Family Trust"
2071 East Pheasant Way
Holladay, Utah 84121

Parcel No. 22-15-103-015

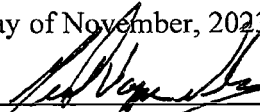
LIMITED WARRANTY DEED

MICHAEL W. NELSON and TIFFANY K. NELSON, as joint tenants with full rights of survivorship and not tenants in common ("Grantors"), hereby convey and warrant, to the extent provided below but not otherwise, to MICHAEL W. NELSON and TIFFANY K. NELSON, and to their successors, as Trustees of "The Michael and Tiffany Nelson Family Trust" u/t/a dated November 3, 2023, ("Grantee"), having a mailing address of 2071 East Pheasant Way, Holladay, Utah, 84121, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, all of Grantors' right, title and interest in and to the following described real property situate in Salt Lake County, Utah:

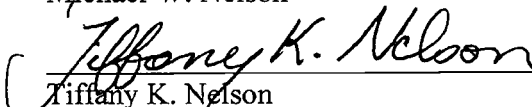
See Legal Description on Exhibit "A" Attached Hereto

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hands of said Grantors this 3rd day of November, 2023.



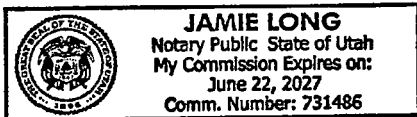
Michael W. Nelson




Tiffany K. Nelson

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

On the 3rd day of November, 2023, MICHAEL W. NELSON and TIFFANY K. NELSON, whose identity was personally known to me or proven on the basis of satisfactory evidence to be the persons whose names are subscribed to in this document, personally appeared before me, a notary public in and for said State, and acknowledged to me that they voluntarily executed the same.





NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point which is South 1334.01 feet and West 1929.42 feet from the North Quarter Corner of Section 15, T2S, R1E, SLB&M, and the Northeast corner of Lot 4, Cottonwood Glade Subdivision and running thence South 124.66 feet; thence East 140.00 feet; thence South 138.80 feet; thence South 49°07' W, 185.18 feet; thence North 10.00 feet; thence South 67°18' W, 85.85 feet to the North line of Pheasant Way; thence S 62°58' E, 60.78 feet; thence along the boundary of Cottonwood Glade Subdivision N 67°18' E, 68.68 feet; thence N 52°03' E, 90.41 feet; thence N 46°23' E, 87.59 feet; thence N 4°25'10" E, 168.74 feet; thence N 46°13'54" E, 181.48 feet to a point on an old fence line; thence along said old fence line on a bearing of S 89°50'30" W, 317.05 feet to the point of beginning. Contains 1.13 Acres. SUBJECT TO a 16.5 foot wide road easement described as follows: Beginning at a point on the North line of Pheasant Way, which point is South 1477.69 feet and West 1045.68 feet from the North quarter corner of Section 15, T2S, R1E, SLB&M, and running thence S 62°58' E, 21.62 feet; thence N 67°18' E, 68.48 feet; thence N 52°03' E, 90.41 feet; thence N 46°23' E, 87.59 feet; thence N 4°25'10" E, 24.68 feet; thence S 46°23" W, 105.13 feet; thence S 52°03' W, 87.38 feet; thence S 67°18' W, 80.45 feet to the point of beginning.