

14171461 B: 11454 P: 7438 Total Pages: 3
11/03/2023 03:53 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Grantee
2500 E. Olympus Dr.
Holladay, UT 84124



File No.: 172653-PCP

WARRANTY DEED

Sean M. O'Brien, Successor Trustee of The Karen Marie O'Brien Revocable Trust, dated May 18, 2000,

GRANTOR(S), of Holladay, State of Utah, hereby Conveys and Warrants to

Sean O'Brien and Devon Colin O'Brien, as Co-Trustees of The 2016 Amended and Restated Karen Marie O'Brien Revocable Trust, dated May 18, 2000, as amended on June 5, 2006, and November 12, 2010,

GRANTEE(S), of Holladay, State of Utah

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.: 16-35-276-025, 16-35-276-026 (for reference purposes only)


SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 23rd day of October, 2023.

The Karen Marie O'Brien Revocable Trust

BY:


Sean M. O'Brien
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 24 day of Oct., 2023, before me, personally appeared Sean M. O'Brien, 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 as Successor Trustee on behalf of The Karen Marie O'Brien Revocable Trust, dated May 18, 2000.



Notary Public

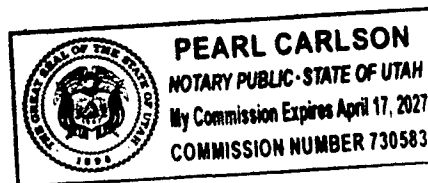


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point 1,153.76 feet South and 557.00 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 90.00 feet; thence North 27°57'36" East 141.38 feet, more or less, to the center of Millcreek; thence North 30°01'00" West 63.0 feet along said centerline; thence North 77°06'00" West 128.0 feet along said centerline; thence South 208.00 feet to the point of beginning.

TOGETHER WITH a 16 foot right of way over and across the following:

A 16 foot right of way, the Southerly line of which is described as follows:

Beginning on the Westerly line of a frontage road, said point being 1427.06 feet South and 368.34 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 70°13'00" West 186.71 feet.

ALSO TOGETHER WITH AND SUBJECT TO a 16 foot right of way, being 8 feet on each side of the following described centerline:

Beginning at a point 1427.06 feet South and 368.34 feet West and North 70°13'00" West 186.71 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 235.81 feet.

PARCEL 2:

Beginning at a point 1,342.0 feet South and 557.0 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 395.48 feet to the center of Millcreek Stream; thence along said center line South 77°06'00" East 128.00 feet and South 30°01'00" East 86.81 feet and South 60°26'00" East 23.80 feet; thence South 01°14'48" West 330.78 feet along the Westerly right of way line of Frontage Road; thence Southwesterly on a curve to the right, the radius point of which is North 80°13'12" West 5,679.58 feet, a distance of 13.88 feet; thence North 70°15'00" West 190.53 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point 1,153.76 feet South and 557.00 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 90.00 feet; thence North 27°57'36" East 141.38 feet, more or less, to the center of Millcreek; thence North 30°01'00" West 63.0 feet along said centerline; thence North 77°06'00" West 128.0 feet along said centerline; thence South 208.00 feet to the point of beginning.