

S27795
AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
JOSH CAMERON
6291 MEADOW ROAD
HOLLADAY, UT 84121

14208268 B: 11473 P: 7245 Total Pages: 3
02/26/2024 08:40 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JOSH CAMERON
6291 MEADOW ROAD HOLLADAY, UT 84121



SPECIAL WARRANTY DEED

JOSH CAMERON AND KATHRYN CAMERON

Grantor,

of Salt Lake City, County of Salt Lake, State of Utah

for the sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby conveys and warrants against all to those claiming by, through or under Grantor, but otherwise, to

JOSH CAMERON and KATHRYN CAMERON, husband and wife as joint tenants

Grantee,

of Salt Lake, County of Salt Lake, State of Utah,

the following tract of land in the County of SALT LAKE, State of UT, to-wit

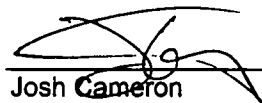
See Attached Exhibit "A"

22-35-102-075-0000 ; 22-35-102-064-0000; 22-35-102-007-0000

THE PURPOSE OF THIS DEED IS TO COMBINE THREE (3) PARCELS INTO ONE (1) LEGAL DESCRIPTION, AS PROVIDED BY ENTELLUS ENGINEERING, COUNTY SURVEY #2023-12-1000, ATTACHED AS EXHIBIT "A".

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said grantor, this 22 day of February, 2024



Josh Cameron



Kathryn Cameron

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 22 day of February, 2024, personally appeared before me Josh Cameron and Kathryn Cameron, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public





LAND BOUNDARY DESCRIPTION

PREPARED December 5, 2023, by SMB

CONSOLIDATED PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 109, DANISH PINES SUBDIVISION, RECORDED AS ENTRY #13081187 IN THE SALT LAKE COUNTY RECORDER'S OFFICE (S.L.C.R.), SAID SOUTHWEST CORNER IS S89°59'18"E 720.19 FEET ALONG THE SECTION LINE AND SOUTH 05°23'32" WEST 839.12 FEET ALONG THE CENTER LINE OF DANISH PINES LANE AND NORTH 84°25'49" WEST 27.03 FEET ALONG SAID CENTERLINE AND SOUTH 65°09'41" WEST 52.04 FEET AND SOUTH 89°58'57" WEST 53.21 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35, SAID SOUTHWEST LOT CORNER IS ALSO SOUTH 88°07'15" EAST 136.00 FEET FROM A STREET MONUMENT IN MAJESTIC RIDGE DRIVE, SAID STREET MONUMENT IS SOUTH 01°31'58" WEST 245.64 FEET FROM THE NEXT STREET MONUMENT NORTHWARD ALONG THE CENTERLINE OF SAID MAJESTIC RIDGE DRIVE IN COTTONWOOD HEIGHTS, UTAH; AND RUNNING THENCE NORTH 89°58'57" EAST 53.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF DANISH PINES LANE AND TO A POINT ON A NON-TANGENT 52.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE EASTERLY 91.76 FEET THROUGH A CENTRAL ANGLE OF 101°06'04" (CHORD BEARING SOUTH 75°16'14" EAST 80.31 FEET) TO A POINT OF NON-TANGENCY AND TO THE SOUTHWEST CORNER OF LOT 108 OF SAID SUBDIVISION; THENCE SOUTH 50°34'30" EAST 102.03 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 108 TO A NORTHWEST CORNER OF LOT 8, WATSON HOLLOW SUBDIVISION (ENTRY #12761318, S.L.C.R.); THENCE ALONG SAID SUBDIVISION THE FOLLOWING (4) COURSES: (1) SOUTH 26°31'40" WEST 198.98 FEET; (2) NORTH 89°58'20" WEST 109.48 FEET; (3) SOUTH 26°28'57" WEST 85.59 FEET; (4) SOUTH 63°53'28" WEST 158.84 FEET TO A NORTHWEST CORNER OF LOT 12 OF SAID SUBDIVISION AND TO A POINT ON THE EAST LINE OF LOT 405, SCOTTSDALE RIDGE SUBDIVISION PHASE 4 (ENTRY #8149375, S.L.C.R.); SAID POINT IS SOUTH 71°47'04" EAST 147.00 FEET FROM THE STREET MONUMENT AT THE CENTER OF THE CUL-DE-SAC AT THE NORTH END OF GAINNEY RANCH COURT; SAID STREET MONUMENT IS NORTH 26°32'55" EAST 378.38 FEET FROM A STREET MONUMENT AT THE OPPOSITE END OF GAINNEY RANCH COURT; SAID CUL-DE-SAC MONUMENT IS ALSO SOUTH 25°11'13" WEST 406.88 FEET FROM THE STREET MONUMENT IN MAJESTIC RIDGE DRIVE, BASED ON SURVEY #2023-12-1000 FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; THENCE NORTH 26°28'57" EAST 362.11 FEET ALONG THE EAST LINES OF SAID SCOTTSDALE RIDGE SUBDIVISION PHASE 4 AND SCOTTSDALE RIDGE SUBDIVISION PHASE 2 (ENTRY #6197371, S.L.C.R.) TO AN EASTERN CORNER OF LOT 204 OF SAID SCOTTSDALE RIDGE PHASE 2; THENCE NORTH 05°19'39" EAST 85.94 FEET ALONG THE EAST LINE OF SAID LOT 204 TO THE SOUTHWEST CORNER OF SAID LOT 109, DANISH PINES SUBDIVISION AND TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.444 ACRES.