

Mail Recorded Deed & Tax Notice To:  
Emily Lyman  
189 East Pioneer Avenue  
Sandy, UT 84070



File No.: 175943-JVP

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## WARRANTY DEED

William L. Moore and Anthonina V. Moore, Trustees, or their successors in trust, under the William and Ann Moore Family Trust, dated February 7, 2020, and any amendments thereto,

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

Emily Lyman,

**GRANTEE(S)**, of Sandy, 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.:** 22-31-376-059 and 22-31-376-012 (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]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 7th day of March, 2024.

William and Ann Moore Family Trust, dated  
February 7, 2020

BY: *William L. Moore*  
William L. Moore  
Trustee

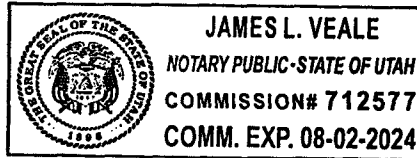
BY: *Anthonina V. Moore*  
Anthonina V. Moore  
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of March, 2024, before me, personally appeared William L Moore and ~~Anthonina~~<sup>Anthonina</sup> V. Moore, 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 Trustee on behalf of William and Ann Moore Family Trust Dated February 7, 2020.

*[Signature]*  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point on the North line of Pioneer Street, which point is North 500.0 feet and West 871.75 feet from the Southeast Corner of the Southwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 64.0 feet, more or less, to the East line of the Denver and Rio Grande Railroad Right of Way; thence North 36°47' West 136.10 feet, more or less, along said right of way to the South line of David and Anna O. Gillen property; thence East along said line 145.5 feet, more or less; thence South 109.0 feet, more or less, to the beginning.

ALSO:

Part of the Southeast quarter of the Southwest quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the North line of Pioneer Street in Sandy City, Utah, which North line according to the dedication of said Pioneer Street recorded in Book 433 of Official Records, at Page 538, in the office of the County Recorder of Salt Lake County, Utah, is 444.0 feet North of the Southeast corner of the Southwest quarter of Section 31 aforesaid, but which North line is 500.0 feet North of said corner as re-established by a subsequent survey, and running thence West along the North line of Pioneer Street 869.75 feet to the point of beginning of the tract herein described, and from said point of beginning; running thence West 2.0 feet; thence North 109.0 feet, more or less, to the South line of Gillen property; thence East 60.0 feet; thence South 2.0 feet; thence West 48.2 feet; thence South 30° West 19.6 feet; thence South 90.0 feet, more or less, to the North line of Pioneer Street and the point of beginning.

PARCEL 2:

Part of the SE 1/4 of SW 1/4 of Section 31, T2S, R1E, described as follows:

Beginning at a point on the East line of the Union Pacific Railroad Right of Way and the North line of Pioneer Street, said point being North 89°57'08" East 99.22 feet to a Monument and North 0°21'25" West 475.00 feet and North 89°20'00" East 1454.42 feet and North 5°29'00" West 28.47 feet from the Southwest Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said East line North 5°29'00" West 109.00 feet; more or less, to the South Line of the property described in the deed to Keith P. Gillen and Elda B. Gillen, his wife, recorded December 30, 1963 as Entry No. 1969503 in Book 2138 at Page 403 of Official Records; thence East 38.97 feet along said South line to a point on the West line of the Denver & Rio Grande Western Railroad right of way; thence along said West line South 37°09'40" East 134.82 feet to the North line of Pioneer Street; thence along said North line South 89°27'00" West 110.00 feet to the point of beginning.