

14254705 B: 11499 P: 1871 Total Pages: 2
06/20/2024 02:59 PM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

WHEN RECORDED, MAIL TO:

Paxton R. Guymon, Esq.
YORK HOWELL
10610 South Jordan Gateway #200
South Jordan, Utah 84095

SPECIAL WARRANTY DEED

(Salt Lake County Tax Parcel No. 27-34-127-044)

STACY HADDOCK (“Grantor”), for valuable consideration, the receipt of which is acknowledged, hereby conveys and warrants against all claiming by, through or under her, but not otherwise, to **PKEG Investments LLC**, a Utah limited liability company, whose address is 14624 S. Ten Sleep Cir., Bluffdale, Utah 84065 (“Grantee”), the real property located at 12694 S. Redwood Road, Riverton, Utah 84065 (Salt Lake County), and described as follows (the “Property”):

See Legal Description attached as Exhibit “A” hereto and incorporated herein

This Special Warranty Deed is granted pursuant to the terms and provisions of that certain Real Estate Transfer Agreement dated June 8, 2024, between Grantor and Grantee’s principal.

DATED this 20th day of June, 2024.

GRANTOR:



STACY HADDOCK

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

On this 20 day of June, 2024, personally appeared STACY HADDOCK who duly acknowledged to me that she executed the foregoing instrument.

SEAL: 

NOTARY PUBLIC

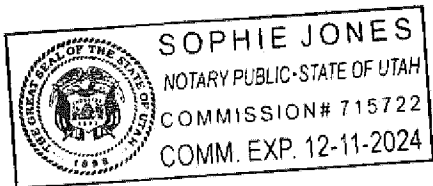


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 604.5 feet South from the Northeast corner of the Northwest quarter of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 55.5 feet; thence West 20 Rods; thence North 55.5 feet; thence East 20 Rods to the point of beginning.

Less and Excepting there from that portion conveyed in Warranty Deed to A.B. Peterson Family Investments, L.L.C., recorded January 8, 1996, as Entry No. 6253321 in Book 7306 at Page 898 of Official Records, described as follows:

Beginning at a point South 604.50 feet and West 250.00 feet from the Northeast corner of the Northwest Quarter of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 55.50 feet; thence West 80.00 feet; thence North 55.50 feet, thence East 80.00 feet to the point of beginning.

Less and Excepting there from that portion conveyed in the Warranty Deed to the Utah Department of Transportation, recorded November 25, 2003, as Entry No.8907222, in Book 8916 at page 2237 of Official Records, described as follows:

A parcel of land in fee for the widening of the existing highway State Route 68 known as Project No. 0071, being part of an entire tract of property, situate in the NE1/4 NW1/4 of Section 34 , Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract; which point is 604.50 feet South along the quarter section line from the North Quarter Corner of said Section 34; and running thence South 55.50 feet along said quarter section line to the Southeast corner of said entire tract; thence West 56.28 feet along the South boundary line of said entire tract to a point which is 53.00 feet radially distant Westerly from the control lone of State Route 68 (Redwood Road) of said project at approximate Engineer Station 1 + 14.16; thence Northerly 55.59 feet along the arc of 8253.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears N03°12'52"W for a distance of 55.59 feet) concentric with said control line to the North boundary line of said entire tract: thence East 59.40 feet along said North Boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described land contains 3212 square feet, of which 1832 square feet is now occupied by the existing highway right of way. Balance area is 1380 square feet.

(Note: Rotate above bearings 00° 12'37" clockwise to equal highway bearings.)
Parcel No. 27-34-127-044