

14276418 B: 11511 P: 5755 Total Pages: 3
08/15/2024 09:15 AM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BUCHALTER, A PROFESSIONAL CORPORATION
1000 WILSHIRE BLVD LOS ANGELES, CA 90017

After recording return to:
Harold Bransford Lamb III
2610 East Evergreen Avenue
Salt Lake City, Utah 84109

Parcel Nos. 16-34-227-052-0000 &
16-34-227-056-0000

SPECIAL WARRANTY DEED

WELLS FARGO BANK, N.A. Trustee of the Katharine W. Lamb Revocable Trust dated September 21, 1992, as amended, "GRANTOR", hereby conveys and warrants by through and under it to **HAROLD BRANSFORD LAMB III**, an individual, whose address is 2610 East Evergreen Avenue, Salt Lake City, Utah 84109, "GRANTEE", for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A"

TOGETHER WITH all the right and benefits appurtenant thereto; and

SUBJECT TO all the liabilities and burdens relating to the above described tract including encumbrances, easements, restrictions, reservations, rights of way currently appearing of record and those enforceable in law and equity.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this 12th day of August, 2024.

GRANTOR:

Todd P. Fuller

Todd P. Fuller, Authorized Representative of WELLS FARGO BANK, N.A., Trustee of the Katharine W. Lamb Revocable Trust dated September 21, 1992, as amended

STATE OF Utah)

COUNTY OF Salt Lake)
:ss.

On this 12 day of August, 2024, personally appeared before me Todd P. Fuller, who being known to me, duly acknowledged that they are the authorized representative of WELLS FARGO BANK, N.A. Trustee of the Katharine W. Lamb Revocable Trust dated September 21, 1992, as amended, and had the authority and did sign the within and foregoing instrument on behalf of the same.

Misty Heaps
Notary Public



EXHIBIT "A"

Tract No. 1

Beginning at a point South 89°55'16" West 675.64 feet from the Northeast corner of Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence South 4°50' West 296.10 feet; thence South 10°00' West 88.40 feet; thence South 0°29' East 57.61 feet; thence South 71 °02' East 69.02 feet; thence South 85°40' East 128.42 feet; thence North 99.88 feet; thence North 85°52'20" East 33.37 feet; thence North 9°24'54" West 42.04 feet to a fence line; thence South 87°18'56" West along said fence 5.53 feet; thence North 74°25'27" West along said fence line 8.36 feet; thence North 67°31'24" West along said fence 3.72 feet; thence North 63°46'26" West along said fence 6.90 feet; thence North 46°22'40" West along said fence 6.81 feet; thence North 30°35'00" West along said fence 7.20 feet; thence leaving said fence and running thence North 15°21'35" West 51.18 feet; thence North 23°53' West 37.00 feet; thence North 50°55' West 149.25 feet; thence North 4°50' East 134.00 feet; thence South 89°50' West 15.06 feet to the point of beginning.

Parcel No. 16-34-227-052-0000

Tract No. 2

Beginning at a point South 89°50' West 608.05 feet and South 12°52' East 176.99 feet from the Northeast corner of Section 34, Township 1 South, Range 1 East, Salt Lake Base and meridian and running thence South 12°52' East 56.65 feet; North 50°55' West 149.25 feet; North 4°50' East 10 feet; South 64°30' East 113.44 feet to the point of beginning.

Parcel No. 16-34-227-056-0000

Which parcel's legal description was previously show on that certain Warranty Deed recorded on August 15, 2005 as entry number 9460985 in the official records of Salt Lake County, Utah as:

BEG S 89°50' W 608.05 FT & S 12°52' E 176.99 FT FR NE COR SEC 34, T 1S, R 1E, SLM; S 12°52' E 56.65 FT; N 50°55' W 149.25 FT; N 4°50' E 10 FT; S 64°30' E 113.44 FT TO BEG.