Ent: 439826 - Pg 1 of 2 Date: 11/22/2016 1:17:00 PM

Fee: \$12.00 Filed By: eCASH

Jerry M. Houghton, Recorder Tooele County Corporation

For: Monument Title Insurance, Inc.

Monument Title Insurance, Inc. 162729DMT

MAIL TAX NOTICE TO Harold D. O'Neel & Pamela R. O'Neel, Trustees 1935 E. Pheasant Lane Lake Point, UT 84074

## Warranty Deed

SAMUEL BAILEY AND PAULINE C. BAILEY, GRANTOR(S)

of Lake Point, County of Tooele, State of Utah, hereby CONVEY and WARRANT to

HAROLD D. O'NEEL AND PAMELA R. O'NEEL, TRUSTEES OF THE HAROLD D. O'NEEL AND PAMELA R. O'NEEL LIVING TRUST DATED THE 25TH DAY OF OCTOBER, 2016, GRANTEE(S)

of 1575 East Pheasant Lane, Lake Point, UT 84074 for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Tooele County, State of UTAH.

See Attached Exhibit "A"

Together with Water Right No. 15-4167 (A24182)

Tax Parcel No.:04-070-0-0006

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and year 2016 taxes and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 21st of November, 2016.

Samuel Bailey

De D

Pauline C. Bailey

State of Utah

) :ss

County of Salt Lake

)

On the 21st day of November, 2016, personally appeared before me Samuel Bailey and Pauline C. Bailey, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

DEANN M. TAYLOR
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 683103
COMM. EXP. 06-01-2019

Notary Public

## **EXHIBIT "A"**

BEGINNING 132 FEET SOUTH AND 118.85 FEET WEST OF THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, WEST 161.65 FEET; THENCE NORTH 680.46 FEET; THENCE EAST 445.5 FEET; SOUTH 373.56 FEET; THENCE WEST 283.85 FEET; THENCE SOUTH 306.24 FEET TO POINT OF BEGINNING.

EXCEPT THAT PORTION LYING IN PHEASANT LANE.

## Ent 438638 Page 1 of 1

Harold O'Neel 1935 Pheasant Lane Lake Point, UT 84074

Ent: 438638 - Pa 1 of 1
Date: 10/31/2016 04:17 PM
Fee: \$10.00
Filed Ba: cp
Jerra Howahton, Recorder
Tooels County Corporation
For: FRANK TODD MOHLMAN

SPECIAL WARRANTY DEED

HAROLD D. O'NEEL and PAMELA R. O'NEEL, 1935 Pheasant Lane, Lake Point, UT 84074, GRANTORS, hereby convey and warrant against all who claim by, through, or under the Grantors to HAROLD D. O'NEEL and PAMELA R. O'NEEL, 1935 Pheasant Lane, Lake Point, UT 84074, as Co-Trustees under declaration of trust of THE HAROLD D. O'NEEL and PAMELA R. O'NEEL LIVING TRUST, dated the 25<sup>th</sup> day of October 2016, GRANTEE, and any subsequent amendments made thereto, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Tooele County, State of Utah, and any buildings and appurtenances thereunto attached. Said Co-Trustees have authority to subsequently transfer the herein referred to real property.

COMMENCING AT A POINT WHICH IS NORTH 548.46 FEET AND 280.50 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT BASE AND MERIDIAN SAID POINT BEING THE POINT OF BEGINNING, RUNNING THENCE SOUTH 650.46 FEET TO A POINT ON NEW NORTH RIGHT OF WAY LINE OF PHEASANT LANE; THENCE WEST 229.75 FEET; THENCE NORTH 378.48 FEET; THENCE WEST 125 FEET; THENCE NORTH 271.98 FEET; THENCE EAST 354.75 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

PARCEL: 04-070-0-0007

Dated this 25 day of October 2016.

HAROLD D. O'NEEL HAROLD D. O'NEEL Himila R O'heel

PAMELA R. O'NEEL

STATE OF UTAH )

(ss.

County of Tooele

On the 25 T H day of October 2016, personally appeared before me HAROLD D. O'NEEL and PAMELA R. O'NEEL, the signers of the within instrument who executed the same in my presence.

Notary Public
FRANK TODD MOHLMAN
Commission #681223
My Commission Expires
February 7, 2019
State of Utah

Notary Public

Todd Ulfobba