

**When Recorded, Return To:**

James F. Wood, Esq.  
Hale | Wood, PLLC  
4766 South Holladay Blvd.  
Holladay, Utah 84117

**Mail Tax Notices To:**

Randall B. Woodward and Debra A. Woodward, Trustees  
"The Randall and Debra Woodward Family Trust"  
5253 S. Spring House Lane  
Murray, Utah 84107

Parcel No. 32:017:0182


**LIMITED WARRANTY DEED**

Randall Woodward ("Grantor"), hereby conveys and warrants, to the extent provided below but not otherwise, to RANDALL B. WOODWARD and DEBRA A. WOODWARD, and to their successors, as Trustees of "The Randall and Debra Woodward Family Trust" u/t/a dated February 6, 2023 ("Grantee"), having a mailing address of 5253 S. Spring House Lane Murray, Utah 84107, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, all of his right, title and interest in and to the following described real property situate in Utah County, Utah:

*See Legal Description on Exhibit "A" Attached Hereto*

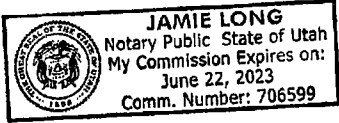
The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 6<sup>th</sup> day of February 2023.

  
\_\_\_\_\_  
Randall Woodward

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

On the 6<sup>th</sup> day of February, 2023 RANDALL WOODWARD, whose identity was personally known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, personally appeared before me, a notary public in and for said State, and acknowledged to me that he voluntarily executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

**REAL PROPERTY LEGAL DESCRIPTION**

Beginning at a point on the West boundary line of the Southeast Quarter of the Southwest Quarter of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian, which point lies East 1,336.00 feet and North 632.5 feet from the Southwest Corner of said Section 11, thence West 16 feet, thence North 27.5 feet, thence West 1320 feet, thence North 330 feet, thence East 1320 feet, thence North 330 feet, thence East 16 feet, thence East 658.95 feet more or less to the West boundary line of U.S. Highway 91 right of way; thence along said right of way line South 17°1'57" West 106.46 feet to a point on a curve the tangent to which bears South 38°45'32.04" West; thence along a regular curve to the left having a radius of 11,532.20 feet and a length of 751.30 feet; thence West 157.5 feet more or less to the point of beginning.

Excepting therefrom a strip of land along the Easterly side of the above described tract, along the West boundary line of U.S. Highway 91, now referenced as U.S. Interstate-15, containing 1.33 acres deeded to the Utah Department of Highways, September 24th, 1965, reference No. 14813.

Description of Utah Department of Highways deeded exception:

A parcel of land for the frontage road, being part of an entire tract of property, in the Southeast Quarter Southwest Quarter, of Section 11, Township 10 South, Range 1 East, Salt Lake Base and Meridian. Said parcel of land is bounded on the Northwesterly side by a line parallel and concentric to a 35 foot distant Northwesterly from the center line of said frontage road and bounded Southeasterly by the Northwesterly existing right of way line of U.S. Highway 91. Said center line is described as follows:

Beginning at the intersection of the South boundary line of said entire tract and said center line approximately at Engineer Station 16+25, which point is approximately 632.5 feet North and 1451.3 feet East from the Southwest corner of said Section 11; thence Northeasterly 500 feet, more or less, along the arc of a 0°30' curve to the right to Engineer Station 21 +31.92. (Note: Tangent to said curve at the point of beginning bears North 34°29' East); thence North 37°06'11" East 360 feet, more or less, to the intersection of said center line approximately at Engineer Station 24+90 and the North line of said Southeast Quarter Southwest Quarter.