

14040781 B: 11384 P: 8555 Total Pages: 3
11/10/2022 11:59 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
MAIL TAX NOTICES TO AND
AFTER RECORDING RETURN TO:
David J. Wilson
6579 So. Redwood Road
Salt Lake City, UT 84123

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

QUITCLAIM DEED

Escrow No. NCS-1141433-SLC1 (ach)
A.P.N.: 21-22-401-015-0000

Allan L. Dahle, Trustee of the Allan L. Dahle Trust, dated December 27, 1993, Grantor, hereby QUITCLAIMS to David J. Wilson, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

BEGINNING EAST 41 FEET AND SOUTH 0°03' WEST 126.89 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 202.34 FEET; THENCE SOUTH 93 FEET MORE OR LESS TO THE CENTER OF CANAL; THENCE SOUTHWESTERLY ALONG THE CENTER OF CANAL TO THE EAST LINE OF REDWOOD ROAD; THENCE NORTH 0°03' EAST 153.61 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE SOUTH JORDAN CANAL.

ALSO: LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THAT PROPERTY CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 4, 2009 AS ENTRY NO. 10692558 IN BOOK 9718 AT PAGE 6688 OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°49'33" EAST 53.00 FEET AND SOUTH 00°13'22" WEST 277.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTH JORDAN CANAL FROM THE CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 64°59'00" EAST 112.21 FEET; (2) NORTH 74°45'05" EAST 76.97 FEET; (3) NORTH 79°25'38" EAST 15.369 FEET; THENCE NORTH 30.52 FEET; THENCE SOUTH 79°25'38" WEST 22.199 FEET; THENCE SOUTH 74°45'05" WEST 80.75 FEET; THENCE SOUTH 68°41'00" WEST 97.86 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°13'22" WEST 40.15 FEET TO THE POINT OF BEGINNING.

ALSO: LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THAT PROPERTY CONVEYED

Quitclaim Deed - continued

BY THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 06, 2017 AS ENTRY NO. 12673272 IN BOOK 10626 AT PAGE 6354 OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING EAST 53.00 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE NORTH 0°13'14" EAST 61.57 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 87°00'14" EAST 190.25 FEET; THENCE SOUTH 227.69 FEET TO THE NORTH LINE OF A PRIVATE ROAD AS DESCRIBED IN THE RECORDED WARRANTY DEED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY #10692559; THENCE ALONG SAID NORTH LINE OF THE PRIVATE ROAD THE FOLLOWING THREE COURSES: SOUTH 79°25'38" WEST 22.46 FEET, SOUTH 74°45'05" WEST 80.75 FEET, SOUTH 68°41'00" WEST 97.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE NORTH 0°13'22" EAST 237.00 FEET ALONG SAID EASTERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

Witness, the hand(s) of said Grantor(s), this 31st October, 2022.

Grantor:

The Allan L. Dahle Trust, dated December 27, 1993


By: Allan L. Dahle, Trustee

Quitclaim Deed - continued

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of ORANGE)ss.

On OCT 31, 2022, before me, the undersigned Notary Public, personally appeared ALAN L. FAYLE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

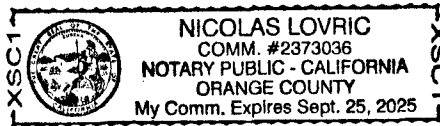
WITNESS my hand and official seal.



My Commission Expires:

9/25/2025

Notary Public



WHEN RECORDED, MAIL TO:
Gateway Title Insurance Agency, LLC
434 West Ascension Way, Suite 125
Murray, UT 84123

File No. Courtesy

Tax ID Number: 21-22-401-014

PERSONAL REPRESENTATIVES DEED

THIS DEED, made on the 30 day of January, 2024, by **David J. Wilson, as Personal Representative of the Estate of Delores W. Wilson**, deceased, Grantor to **David J. Wilson**, as Grantee, of **Salt Lake, Utah**.

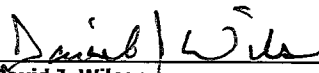
WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number 173902017, in the Third Judicial District Court for Salt Lake, Utah. A copy of the Letters Testamentary by which said Grantor was duly appointed and qualified as Personal Representative of said estate by the aforementioned court is attached hereto as Exhibit "A" and incorporated herein by this reference. A copy of the Consent and Waiver of Heirs in the aforementioned Probate, in and by which all of the heirs of the decedent acknowledge and consent to the terms of the sale and transfer of the subject property to the Grantee herein is also attached hereto as Exhibit "B" and incorporated herein by this reference. The Grantor warrants and represents that he/she is the duly appointed Personal Representative of the above-stated estate, that said Consent and Waiver of Heirs, and Letters Testamentary are true and correct copies of the originals, and that all of the heirs of the decedent have consented to the transfer of the subject property to the Grantee by this Deed.

BEGINNING AT A POINT WHICH IS SOUTH 89°49'33" EAST 53.00 FEET AND SOUTH 00°13'22" WEST 277.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTH JORDAN CANAL FROM THE CENTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) METES AND BOUNDS; (1) NORTH 64°59'00" EAST 112.21 FEET; (2) NORTH 74°45'05" EAST 76.97 FEET; (3) NORTH 79°25'38" EAST 15.37 FEET; THENCE NORTH 30.52 FEET; THENCE SOUTH 79°25'38" WEST 22.119 FEET; THENCE SOUTH 74°45'05" WEST 80.75 FEET; THENCE SOUTH 68°41'00" WEST 97.86 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°13'22" WEST 40.15 FEET TO THE POINT OF BEGINNING.

For informational purposes only, the property address is:
6581 South Redwood Road Taylorsville, UT 84123

For valuable consideration received, Grantor conveys and warrants to Grantee the following described real property in the County of Salt Lake, State of Utah, with all appurtenances, and subject to the easements and encumbrances of record in said county.

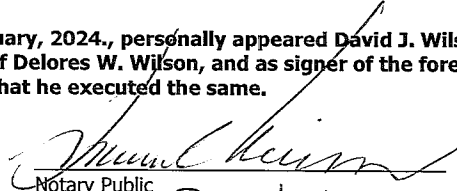
Witness the Hands of said Grantors Personal Representative of the estate of Delores W. Wilson, deceased, this 30 day of January, 2024.



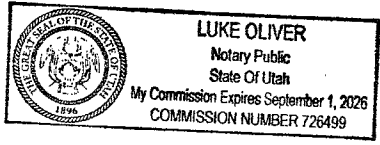
David J. Wilson,
Personal Representative of
The Estate of Delores W. Wilson

STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

Before me, this 31 day of January, 2024., personally appeared David J. Wilson, as Personal Representative of the estate of Delores W. Wilson, and as signer of the foregoing instrument, who acknowledged to me that he executed the same.



My Commission Expires: 09/01/2026 Notary Public Residing at Salt Lake, Utah



The Order of the Court is stated below:

Dated: September 19, 2017
01:39:33 PM

/s/ JOANNE SAYRE
District Court Clerk



Michael E. Day (7843)
michael@dslaw.com
Nathan Whittaker (11978)
nathan@dslaw.com
DAY SHELL & LILJENQUIST, L.C.
45 East Vine Street
Murray, UT 84107
Telephone: 801-262-6800
Fax: 801-262-6758
Attorneys for Applicant

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH, SALT LAKE DEPARTMENT

In re the Estate of: DELORES W. WILSON, Deceased.	LETTERS TESTAMENTARY Case No.: 173902017 Judge: James Gardner
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These letters are issued to evidence the appointment, qualification, and authority of David J. Wilson as Personal Representative of the estate of the above-named Decedent, with all authority pertaining thereto.

[END OF DOCUMENT—SIGNATURE AT TOP OF FIRST PAGE]