



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

May 15, 2024

The Salt Lake County Council
Attn: Laurie Stringham
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Erroneous Assessment
Parcel No: 22-15-451-028
Name: Deerwood, LLC

Honorable Council Chair Laurie Stringham,

We recommend abating the 2019 through 2023 property tax on the above named parcel.

A review of the above named parcel, conducted by the Salt Lake County Recorder's Office, determined that this property was erroneously assessed for tax years 2019, 2020, 2021, 2022, & 2023.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid)/ property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

SH/MK

Cc: Salt Lake County Assessor Greenbelt Dept
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

DEERWOOD, LLC
9450 S REDWOOD RD
SOUTH JORDAN, UT 84095

Return to: Salt Lake County Recorder

C/O MZEIGER

2001 S State St #N1-600

Salt Lake City, UT 84109-1150

14238753 B: 11490 P: 3994 Total Pages: 7
05/09/2024 02:32 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MZEIGER



RECORDER'S NOTICE

NOTICE IS HEREBY GIVEN BY THE SALT LAKE COUNTY RECORDER'S
OFFICE as follows:

This document is being recorded to cause an effect on taxed parcels as shown below, based on the following identified document(s) as previously recorded with this office and subjected to the conditions set forth.

Other.

Deadfiling erroneous remainder parcel 22-15-451-028 that was created from entry 11577691.

	Document Type	Recorded	Entry	Book	Page
1.	QCD	10/22/1997	6769705	7787	1255



Parcel Number(s) and Legal Description(s)

Parcel Number	Property Description For Taxation Purposes Only
22-15-451-015-0000	BEG S 89°52' E 1559.16 FT & N 0°08' E 33 FT FR S 1/4 COR SEC 15, T 2S, R 1E, S L M; N 2°11'30" W 115.55 FT; N 6°46' E 66.2 FT; N 7°33' W 79.65 FT; N 13°33' E 89.77 FT; N 0°40' W 127.42 FT; N 23°58' W 11.44 FT; N 68°13' W 83.17 FT; N 78° 09' W 59.78 FT; S 57°56' W 81.04 FT, S 83°21' W 22 65 FT; N 33°48' W 46.92 FT; N 77°01' W 88.68 FT; N 3°48' W 140.67 FT; N 0°50' E 55.56 FT; N 3°38' W 101.37 FT; S 89°52' E 17.69 FT; S 53°23' E 456.53 FT; S 1°11' W 566.71 FT TO PT S 89°52' E FR BEG; N 89°52' W TO BEG. 2 AC M OR L. 4771-312 4771-0847 6059-0901 6207-237 6207-0239 6442-1558
22-15-451-028-0000	BEG SW COR LOT 7 DEERWOOD FARMS PH 2; N 1°07'05" E 567.04 FT; N 53°26'55" W 2.66 FT; S 1°11' W 566.71 FT; S 89°55'12" E 1.4 FT M OR L TO BEG. 0.03 AC M OR L.

6769705

AFTER RECORDING PLEASE RETURN TO:

Ronald G. Russell, Esq.
KIMBALL, PARR, WADDOUPS, BROWN & GEE
185 South State Street, Suite 1300
Post Office Box 11019
Salt Lake City, Utah 84147-0019

~~6769705~~
~~10/21/97 12:18 PM 12.00~~
~~NANCY WORTMAN~~
~~RECORDER, SALT LAKE COUNTY, UTAH~~
~~KIMBALL, PARR, WADDOUPS, BROWN & GEE~~
~~185 S STATE ST. 1300~~
~~S.L.C., UT 84111~~
~~REC BY R. ZITO~~ DEPUTY WI

GRANT OF EASEMENT AND QUITCLAIM DEED

THIS GRANT OF EASEMENT AND QUITCLAIM DEED is executed by Ronald C. Gunnell and Kaye L. Gunnell ("Gunnells") and George Thomas Watkins and Susan S. Watkins ("Watkins").

RECITALS:

A. Watkins are the owners of certain real property located in Salt Lake County, Utah more particularly described as follows (the "Watkins Property"):

Beginning at a point South 89°52' East along section line 1559.16 feet and North 0°08' East 33.00 feet from the South quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 2°11'30" West 115.55 feet; thence North 6°46' East 66.20 feet; thence North 7°33' West 79.65 feet; thence North 13°33' East 89.77 feet; thence North 0°40' West 127.42 feet; thence North 23°58' West 11.44 feet; thence North 68°13' West 83.17 feet; thence North 78°09' West 59.78 feet; thence South 57°56' West 81.04 feet; thence South 83°21' West 22.65 feet; thence North 33°48' West 46.92 feet; thence North 77°01' West 88.68 feet; thence North 3°48' West 140.67 feet; thence North 0°50' East 55.56 feet; thence North 3°38' West 101.37 feet; thence South 89°52' East 17.69 feet to the center of creek; thence South 53°23' East along center of creek 456.53 feet to the East line of property described in that certain Warranty Deed dated May 3, 1946 recorded June 21, 1946 as Entry No. 1045917 in Book 481 at page 247; thence South 1°11' West 566.71 feet to a point South 89°52' East of the point of beginning; thence North 89°52' West to the point of beginning.

B. Gunnells are the owners of certain real property located in Salt Lake County, Utah more particularly described in that certain Warranty Deed having Judith Magid a/k/a Judith L. Magid, grantor, and Ronald C. Gunnell, as grantee, recorded on January 7, 1997 as Entry No. 6544444 in Book 7573 at Page 1940; that certain Warranty Deed having

SN 7787961255

Richard Brimley and Lynne Brimley, as grantors, and Ronald C. Gunnell, as grantee, and recorded on February 11, 1997 as Entry No. 6570356 in Book 7596 at Page 2596; that certain Special Warranty Deed having Mallinckrodt, Ltd., as grantor, and Ronald C. Gunnell and Kaye L. Gunnell, as grantees, recorded on January 27, 1997 as Entry No. 6558060 in Book 7585 at Page 1506; that certain Quit-Claim Deed having Mark A. Elardo and Gina L. Pressman, as grantors, and Ronald C. Gunnell and Kaye L. Gunnell, as grantees, recorded June 3, 1997 as Entry No. 6659570 in Book 7681 at Page 2065 (the "Gunnell Property").

C. Kenneth G. Keller and Kristen L. Keller ("Kellers") are the owners of certain real property located in Salt Lake County, Utah more particularly described in that certain Warranty Deed having Ronald C. Gunnell, as grantor, and Kenneth G. Keller and Kristen L. Keller, as grantees, recorded on July 3, 1997 as Entry No. 6683773, in Book 7704, at Page 2457 (the "Keller Property").

D. Phillip A. Mallinckrodt, trustee, and Natalie R. Mallinckrodt, trustee ("Mallinckrodt") are the owners of certain real property located in Salt Lake County, Utah more particularly described as excepted parcel 2 in that certain Quit-Claim Deed having Philip A. Mallinckrodt, trustee, and Natalie R. Mallinckrodt, trustee, as grantors, and Mallinckrodt, Ltd., as grantee, recorded January 27, 1997 as Entry No. 6558059 in Book 7585 at Page 1501 (the "Mallinckrodt Property").

E. A dispute has arisen concerning whether fee title to certain property located within a lane that provides access to the Gunnell Property, the Keller Property, and the Mallinckrodt Property is owned by the Watkins or the Gunnells.

F. The parties desire to confirm that the Watkins own fee title to the Watkins Property and that the Gunnells, Kellers, and Mallinckrodt hold an easement and right-of-way over a strip of property along the eastern boundary of the Watkins Property.

NOW, THEREFORE, for the foregoing purposes and in consideration of the mutual benefits to be obtained hereby, the parties hereto agree as follows:

1. Quitclaim. Gunnells hereby quitclaim to Watkins the Watkins Property, excepting and reserving the easement and right-of-way described below.
2. Easement and Right-of-Way. Watkins hereby grant to the Kellers, Gunnells, and Mallinckrodt a perpetual, nonexclusive easement and right-of-way over and across the following-described property (the "Easement Area") to the extent that the Easement Area covers any portion of the Watkins Property:

Beginning at a point South 0°17'02" West along the section line 1339.002 feet, and West 1055.518 feet from the East quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and

Meridian to an extension North of a fence line on the East side of a 20 foot wide lane, also referred to as a 20 foot private road in various deeds of record; thence Southerly along the fence and extension of the East line of said lane the following six (6) courses and distances: South 0°24'29" East along a fence line 278.205 feet; South 01°01'09" East along a fence line 155.370 feet; South 00°09'27" West along a fence line 290.990 feet; South 00°52' West along a fence line 216.477 feet; South 01°51'35" West along a fence line 157.710 feet; South 00°43'04" West along a fence line 189.498 feet to the North line of 6200 South Street; thence North 89°56' West along said North line 20.001 feet to the extension of a fence line; thence North 00°43'04" East along said extension and fence line 189.925 feet; thence North 01°51'35" East along a fence line 100.667 feet; thence North 01°04'30" East along a fence line 270.267 feet to a point on an existing chain link fence line as established by that certain Boundary Line Agreement and Quit Claims, recorded 5-6-93 as Entry No. 5497985 in Book 6658 at page 983 of Official Records; thence Northerly along said existing fence line the following four (4) courses and distances: North 01°00'22" East 3.000 feet; North 00°09'27" East 267.220 feet; North 00°09'27" East 23.59 feet; and North 01°01'09" West 155.270 feet; thence North 01°13'14" West along a fence line 79.928 feet; thence North 00°43'20" West along a fence line 181.320 feet; thence North 00°38'40" East along a fence line 16.961 feet; thence North 89°44'26" East 21.813 feet to the point of beginning.

3. Use of the Easement Area. The easement granted herein shall be for the limited purpose of pedestrian and vehicular ingress and egress only. The Gunnells, Kellers, and Mallinckrodt shall not pave any of the Easement Area within the Watkins Property with asphalt or pavement or otherwise improve or materially alter such portion of the Easement Area and, unless otherwise required by applicable ordinances, regulations, or other governmental requirements, shall leave undisturbed the natural trees and other vegetation located within the portion of the Watkins Property covered by the Easement Area. The Watkins may alter or improve the Easement Area within the Watkins Property provided such alteration or improvement does not materially interfere with Gunnells', Kellers', or Mallinckrodt's permitted use.

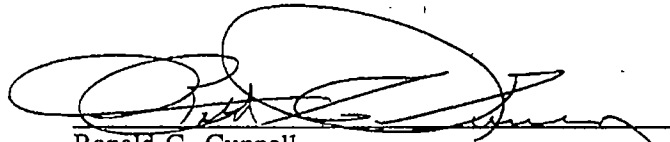
4. General Provisions. The right-of-way and easement created and recognized by this document is appurtenant to the Gunnell Property, the Keller Property, and the Mallinckrodt Property, which parcels shall constitute the dominant estate, and the Watkins Property shall constitute the servient estate. Such right-of-way and easement (a) shall create an equitable servitude upon the Watkins Property in favor of the Gunnell Property, the Keller Property, and the Mallinckrodt Property; (b) shall constitute covenants running with the land; (c) shall bind every person having any fee, leasehold, or other interest in the Easement Area;

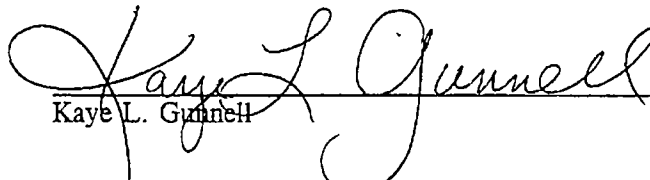
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and (d) shall inure to the benefit of and shall be binding upon the parties hereto, their grantees, transferees, heirs, successors, and assigns.

5. Miscellaneous. This document shall be governed by, construed, and interpreted in accordance with the laws (excluding the choice of laws rule) of the State of Utah. The terms set forth herein constitute the entire agreement of the parties concerning the subject matter treated herein and supersedes all previous correspondence, agreements, and documentation concerning the subject matter of this document. Any party relying on the benefits of this document agrees that if any party elects to pursue legal action to enforce its rights under this document, then the prevailing party in such action shall be entitled to receive from the losing party all costs and expenses, including reasonable attorney's fees, incurred by the prevailing party in prosecuting (or defending) such action. This document may be executed in any number of duplicate originals or counterparts, each of which when so executed shall be considered one and the same document.

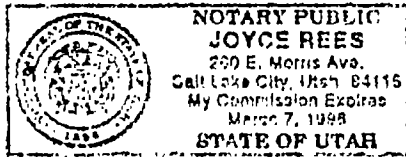
DATED this 3 day of October, 1997.



Ronald C. Gunnell


Kaye L. Gunnell

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

The foregoing instrument was acknowledged before me this 3RD day of October, 1997 by Ronald C. Gunnell and Kaye L. Gunnell.




NOTARY PUBLIC
Residing In Salt Lake

My Commission Expires:
March 7 1998

AK 7787961258

DATED this 10 day of SEPTEMBER, 1997.

George Thomas Watkins
George Thomas Watkins

Susan S. Watkins
Susan ~~S.~~ Watkins
3.

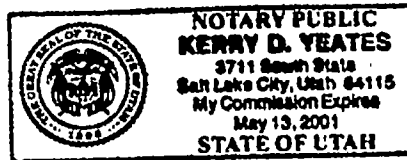
STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10 day of SEPTEMBER, 1997 by George Thomas Watkins and Susan ~~S.~~ Watkins.
S.

Kerry D. Yeates
NOTARY PUBLIC
Residing In SALT LAKE CITY, UT

My Commission Expires:

5-13-2001



BN 7787961259

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

05/15/2024
13:38:00

22-15-451-028-0000 PS _____ CATEGORY 202 GENERAL PROP

DEERWOOD LLC

TAX SALE CERTIFIED
MEMOS

9450 S REDWOOD RD
SOUTH JORDAN
UT 84095-9320-50

ADDRESS SUPR
ID 21631536

LAST ACTION 09/24/2014 18.50.12 LAST PMT 08/02/2017 40 8 50762274

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2014	82			080217-051424	.0700		
2015	82			080217-051424	.0700		
2016	82			080217-051424	.0700		
2017	82			010118-051424	.0725		
2018	82			010119-051424	.0845		
2019	82	1.22	10.00	010120-051424	.0775	3.80	15.02

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

MORE YEAR DATA AVAILABLE

TOTAL AS OF 05/15/2024

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

05/15/2024
13:49:01

22-15-451-028-0000 PS _____ CATEGORY 202 GENERAL PROP

DEERWOOD LLC

TAX SALE CERTIFIED
MEMOS

9450 S REDWOOD RD
SOUTH JORDAN
UT 84095-9320-50

ADDRESS SUPR
ID 21631536

LAST ACTION 09/24/2014 18.50.12 LAST PMT 08/02/2017 40 8 50762274

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR	TOTAL
2020	82	1.19		10.00	010121-051424	.0700	2.64		13.83
2021	82	1.18		10.00	010122-051424	.0700	1.85		13.03
2022	82	1.03		10.00	010123-051424	.1000	1.51		12.54
2023	82	1.03		10.00	010124-051424	.1000	.41		11.44

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

END OF YEAR DATA

TOTAL AS OF 05/15/2024

65.86

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT