



After Recording Return To:
Mail Tax Notices To:
Owners
14683 Bonnie Jean Lane
Herriman UT 84096

File Number: 21-5360-JL
Parcel ID: 01-069-0-0103

Warranty Deed

Know All Men By These Presents that We, **Patricia M. Chatwin, Robert John Castagno, and Allison Dawn Strang**, (henceforth referred to as "Grantor") of **Grantsville, Utah**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Patricia M. Chatwin, as to an 33.335% undivided interest, Robert John Castagno, as to an 33.335% undivided interest, Allison Dawn Strang, as to an undivided 8.3325% interest, Jenny Thacker, as to an undivided 8.3325% interest, Brent Cowan, as to an undivided 8.3325% interest, and Sarah Thompson, as to an undivided 8.3325% interest, all as tenants in common**, (henceforth referred to as "Grantee") of **Grantsville, Utah**, with **WARRANTY COVENANTS**:

PARCEL 1:

A parcel of land located in the Southeast Quarter of Section 33, Township 2 South, Range 5 West and in the Northeast Quarter of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in the City of Grantsville, Tooele County, State of Utah, described as follows:

Beginning at a point which lies North 89°40'50" East 1.60 feet along the Tooele County Dependent Resurvey Section Line established in 1986, to intersect an established fence line, North 0°21'46" West 34.57 feet to a fence corner and North 89°48'00" East 367.85 feet from a Tooele County Dependent Resurvey brass monument placed in 1986 intended to represent the North Quarter Corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; thence along an old, established fence line and that boundary established by Boundary Line Agreement, recorded December 15, 2017 as Entry No. 460094

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. REAL ADVANTAGE TITLE INSURANCE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

in the office of the Tooele County Recorder, North 89°48'00" East 967.15 feet to the northwest corner of Oquirrh Estates Minor Subdivision, according to the official plat thereof recorded August 16, 2017 as Entry No. 453349 in the office of said Tooele County Recorder; thence along the boundary of said of Oquirrh Estates Minor Subdivision the following two (2) courses: (1) South 0°07'36" East 1380.91 feet; (2) North 89°47'23" West 956.47 feet; thence South 88°39'48" West 19.59 feet to the southeast corner of that parcel of land described in that certain Special Warranty Deed recorded April 30, 2008 as Entry No. 306567 in the office of said Tooele County Recorder; thence along the easterly boundary of said parcel, North 0°20'00" West (record = North) 208.00 feet; thence North 0°20'48" East 1166.50 feet to the Point of Beginning.

PARCEL 1A:

A non-exclusive easement for the purpose of ingress and egress, appurtenant to Parcel 1 described herein, as defined and disclosed in that certain Instrument recorded January 4, 2019 as Entry No. 479430 in the office of the Tooele County Recorder.

Tax Parcel #: 01-069-0-0103

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

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In Witness Whereof, We, the said, **Grantor**, hereunto set by hands and seals this 5 day of April, 2021

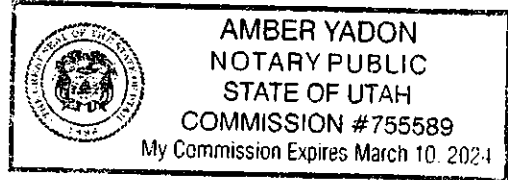
Robert John Castagno
Robert John Castagno

STATE OF UTAH
COUNTY OF Towe

On this 5 day of April, 2021, before me Amber Yadon, a notary public, personally appeared Robert John Castagno, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Amber Yadon
Notary Public



In Witness Whereof, I, the said, Grantor, hereunto set by hands and seals this 5 day of April, 2021

Patricia M. Chatwin

Patricia M. Chatwin

STATE OF UTAH
COUNTY OF Tooele

On this 5 day of ~~March~~ ^{April}, 2021, before me Jesse D. Wilson, a notary public, personally appeared Patricia M Chatwin, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Jesse D. Wilson
Notary Public



In Witness Whereof, I, the said, **Grantor**, hereunto set by hands and seals this 5th day of April, 2021

Allison Dawn Strang
Allison Dawn Strang

STATE OF UTAH
COUNTY OF SALT LAKE

On this 5th day of April, 2021, before me T.J. Olson, a notary public, personally appeared Allison Dawn Strang, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

T.J. Olson 4/3/2024
Notary Public

