

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to Grantee and  
WHEN RECORDED RETURN TO:  
Zhon Johansen and Kathryn Johansen  
722 West 2450 North  
Lehi UT 84043  
File No.: 70017-BA

13787361  
9/30/2021 2:36:00 PM \$96.00  
Book - 11247 Pg - 4276-4277  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VANGUARD TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 2 P.

## WARRANTY DEED

GRANTOR(S): **Covent Garden Holdings, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Zhon Johansen and Kathryn Johansen**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of UTAH:

**AN UNDIVIDED 1.9324% INTEREST IN AND TO THE FOLLOWING:**

**BUILDING A, UNITS 14647 S, 14649 S, 14651 S, BUILDING B, UNITS 14655 S, 14659 S, 14661 S, 14663 S, 14665 S, 14669 S, 14671 S, 14675 S, 14677 S, 14681 S, 14683 S, 14687 S, BUILDING C, UNITS 14701 S, 14703 S, 14705 S, 14707 S, 14709 S, 14711 S, 14713 S, 14715 S, 14719 S, 14721 S, 14723 S, 14725 S, BUILDING D, UNITS 14729 S, 14731 S, 14733 S, 14735 S, PARCEL E AND ALL COMMON AREAS, OF THE COVENT GARDEN CONDOMINIUM according to the official plat thereof on file and of record with the Salt Lake County Recorder's Office.**

**ALSO DESCRIBED AS:**

**A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line from the East quarter Corner to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11 ; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.82(189.41) feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.64(184.22) feet to the point of beginning.**

**TOGETHER WITH AND SUBJECT TO the following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:**

**Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of**

