

ORDER NO. 171343/SL2

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
JUSTIN KOHNER BROWN
13592 SOUTH AINTREE LANE
DRAPER, UT. 84020

13748627
8/18/2021 10:32:00 AM \$40.00
Book - 11224 Pg - 2111-2112
RASHELLE HOBBS
Recorder, Salt Lake County, UT
AMERICAN SECURE TITLE SL
BY: eCASH, DEPUTY - EF 2 P.

RESPA

WARRANTY DEED

JUSTIN KOHNER BROWN, AN INDIVIDUAL

Grantor,

of DRAPER CITY, County of SALT LAKE, State of UT
hereby CONVEY and WARRANT to

RANCHES AT ROSE CANYON, LLC

Grantee,

of DRAPER, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE county, State of UT, to-wit

LOT 53, PROPOSED PLAT OF HI-COUNTRY ESTATES PHASE II, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1915.48 FEET AND WEST 372.41 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE RUNNING NORTH 80°35'16" WEST 1004.86 FEET TO A POINT ON A 540.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 80°35'16" WEST); THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 121.33 FEET (DELTA ANGLE = 12°52'23") THENCE NORTH 3°27'39" WEST 259.71 FEET; THENCE NORTH 89°58'12" EAST 1001.41 FEET; THENCE SOUTH 0°04'20" WEST 545.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED ROAD, A THROUGH H BOTH INCLUSIVE, AND J THROUGH M, BOTH INCLUSIVE, AND MORE FULLY DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 3590, PAGE 26.
32-09-200-012

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 17th day of August, 2021.

COURTESY RECORDING

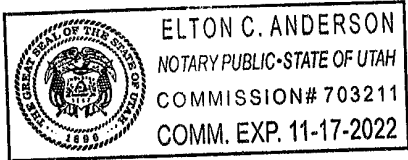
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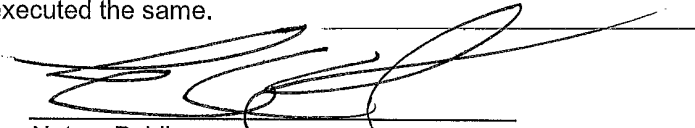


JUSTIN KOHNER BROWN

STATE OF UTAH)
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COUNTY OF SALT LAKE)

On the 17th day of August, 2021, personally appeared before me JUSTIN KOHNER BROWN , the signer(s) of the within instrument, who duly acknowledged to me that HE executed the same.





Notary Public
Residing at: *SLEW*
My commission expires: *11-17-22*