

Mail Recorded Deed and Tax Notice To:  
Farr Family Trust dated December 5, 2000  
630 West Peace Tree Trail  
Kamas, UT 84036

13666356  
5/18/2021 9:42:00 AM \$40.00  
Book - 11176 Pg - 1488-1490  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 103668-PCF

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## WARRANTY DEED

Rasmus Wegener

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants to

William Farr and Janinie Michell Farr, Trustees of the Farr Family Trust dated December 5, 2000

**GRANTEE(S)** of Kamas, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 09-29-403-014 and 09-29-403-022 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 17th day of May, 2021.

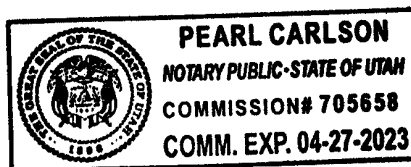
  
Rasmus Wegener

STATE OF UTAH

COUNTY OF SALT LAKE

On this 17th day of May, 2021, before me, personally appeared Rasmus Wegener, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 2, NORTHVALE SUBDIVISION, according to the official plat thereof, filed in Book "95-3P" of Plats at Page 68 of the official records of the Salt Lake County Recorder.

TOGETHER WITH a non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, as established by that certain Easement Agreement recorded August 25, 1997 as Entry No. 6722578 in Book 7741 at Page 979 of the official records, over the following described area:

A private driveway Parcel A, Northvale Subdivision, according to the official plat thereof, filed in Book "95-3P" of Plats at Page 68 of the official records of the Salt Lake County Recorder.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, as established by that certain Easement Deed recorded September 12, 2003 as Entry No. 8813424 in Book 8880 at Page 4111 of the official records, over the following described area:

Beginning at a point which is South 13.51 feet and North 74°14'52" East 46.67 feet and North 15°45'08" West 29.56 feet from the Northeast corner of Lot 26, Northcrest Subdivision Plat "H", a subdivision of part of the South half of Section 29, Township 1 North, Range 1 East, Salt Lake Base and Meridian, according to the official plat thereof, filed in the records of the Salt Lake County Recorder and running thence South 72°09'26" West 10.01 feet; thence North 15°45'08" West 20.01 feet; thence North 72°09'26" East 61.35 feet to a point on a 55.00 foot radius curve to the right the center of which bears South 60°05'37" West; thence Southerly 20.12 feet along the arc of said curve through a central angle of 20°57'34"; thence South 72°09'26" West 52.62 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is North 15°45' West 50.00 feet and North 01°00'00" East 13.58 feet from the Northeast corner of Lot 26, Northcrest Subdivision Plat "H", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base and Meridian, as recorded in the office of the Salt Lake County Recorder; thence North 01°00'00" East along the East line of said subdivision 1.84 feet, to a point on the Westerly line of Lot 2, Northvale Subdivision, according to the official plat thereof, filed on March 3, 1995 as Entry No. 6046026 in Book "95-3P" of Plats at Page 68 in the office of the Salt Lake County Recorder; thence North 25°30'00" West along said Westerly line 1.19 feet to a point on a 55.00 foot radius curve to the right, the center of which bears South 57°39'15" East; thence Easterly and Southerly along the arc of said curve and through a central angle of 117°44'52" a distance of 113.03 feet to a point of nontangency; thence South 72°09'26" West 61.35 feet; thence North 15°45'08" West 18.79 feet; thence South 74°14'52" West 20.00 feet to a point on a 28.00 foot radius curve to the right, the center of which bears North 79°10'25" West; thence Southerly along the arc of said curve and through a central angle of 37°57'06" a distance of 18.55 feet to a point of non-tangency; thence North 15°45'08" West 7.75 feet; thence North 01°00'00" East 13.58 feet to the point of beginning.