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4/21/2017 3:34:00 PM \$15.00
Book - 10550 Pg - 1354-1355
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Kevin P Gates
5170 South Highland Drive
Holladay, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-830515-SLC1 (ami)**
A.P.N.: **28-12-177-015-0000**

John Despain and his successors, Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001; and John G. Despain a/k/a John Despain, Grantor, of **Florence, Florence County, State of OR**, hereby CONVEY AND WARRANT to

Kevin P Gates, Grantee, of **Holladay, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

PARCEL 1:

BEGINNING AT A POINT NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 907.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 86°00'00" WEST 140.27 FEET; THENCE NORTH 03°00'00" EAST 179.82 FEET TO THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 85.01 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK TO THE SOUTHWEST CORNER OF ROLA ACRES PHASE 1; THENCE SOUTH 73°37'14" EAST 171.95 FEET ALONG THE SOUTH LINE OF SAID ROLA ACRES PHASE 1 AND BEING THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 89°38'04" EAST 22.09 FEET ALONG THE SOUTH LINE OF SAID ROLA ACRES PHASE 1 AND BEING THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 106.82 FEET; THENCE SOUTH 67°08'00" WEST 77.00 FEET; THENCE NORTH 86°00'00" WEST 64.73 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A (NON-EXCLUSIVE) RIGHT OF WAY 1 ROD (16.5 FEET) WIDE EXTENDING SOUTHERLY TO THE COUNTY HIGHWAY, AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 12, 1973 AS ENTRY NO. 2531787 IN BOOK 3300 AT PAGE 360 OF OFFICIAL RECORDS, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

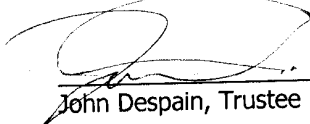
BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT TO OR USED IN CONNECTION WITH THE ABOVE-REFERENCED REAL PROPERTY, AND ALL INTERESTS OF GRANTOR, INCLUDING A 2% INTEREST IN .25 cfs, IN THE SOUTH DESPAIN DITCH, LITTLE COTTONWOOD CREEK, WATER RIGHT NO. 57-9001, AS IDENTIFIED IN THE OFFICE OF THE UTAH DIVISION OF WATER RIGHTS, AND IN THE WATER RIGHTS AWARDED IN PARAGRAPH #28 OF THE DECREE IN UNION & EAST JORDAN IRR. v. RICHARDS IRR. CO., ET AL., CASE NO. 4802, THIRD DISTRICT COURT, SALT LAKE COUNTY, UTAH (C.W. MORSE, JUDGE, JUNE 16, 1910), TOGETHER WITH ALL EASEMENTS AND RIGHTS OF WAY APPURTENANT THERETO OR USED IN CONNECTION THEREWITH, INCLUDING STREAM CHANNELS, DITCHES, AND CANALS.


Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this 4-21-17.

John Despain Living Trust under Declaration of Trust dated July 23, 2001



John Despain, Trustee



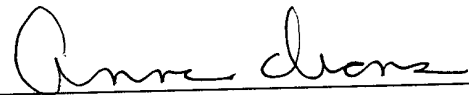
John G. Despain, a/k/a John Despain

STATE OF Utah)
County of Salt Lake) ss.

On 4-21-17, before me, the undersigned Notary Public, personally appeared **John Despain Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001; and John G. Despain a/k/a John Despain**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public

