

MAIL TAX NOTICES TO GRANTEE(S) AT:  
**1304 Mary Lee Way**  
**San Jose, CA 95118**

### **COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. GT Title Services hereby expressly disclaims any responsibility or liability for the accuracy or content thereof.

*Property Reference Information:*

Tax Parcel No(s): **22-05-127-044**  
Property Address(es) (if any):  
**4326 S 900 E, SALT LAKE CITY, UT 84124**

## **WARRANTY DEED**

**JOHN THOMAS JOHNSON, III AND DIANA PETERSON JOHNSON (WHO INADVERTENTLY TOOK TITLE AS JOHN THOMAS JOHNSON, III AND DIANA PETERSEN JOHNSON, HUSBAND AND WIFE, AS JOINT TENANTS ("Grantor(s)"),**

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

**JOHN THOMAS JOHNSON, III AND DIANA PETERSON JOHNSON, HUSBAND AND WIFE, AS JOINT TENANTS ("Grantee(s)")**

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]



*Information for Reference Purposes:*

File No.: **SL43670C**

Tax Parcel No(s): **22-05-127-044**

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

BEGINNING ON THE NORTH LINE OF ROWLEY DRIVE (4345 SOUTH) AND THE WEST LINE OF 900 EAST STREET AT A POINT 1005.01 FEET NORTH 0°05'44" EAST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, PLAT "A", BIG FIELD SURVEY; THENCE NORTH 0°05'44" EAST 95.81 FEET; THENCE WEST 178.904 FEET TO A POINT ON AN EXTENDED WEST EDGE OF A CINDERBLOCK WALL; THENCE SOUTH 0°13'08" WEST 96.06 FEET ALONG SAID EXTENDED AND WEST EDGE TO THE NORTH LINE OF SAID ROWLEY DRIVE; THENCE NORTH 89°55'10" EAST 179.111 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.