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8/6/2014 3:20:00 PM \$13.00
Book - 10251 Pg - 1081-1082
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Company, LLC
10813 South River Front Pkwy #100
South Jordan, UT 84095
(801)254-2697

AFTER RECORDING RETURN TO:
Craig Phifer and Elyuri Phifer
750 South 300 East
Salt Lake City, UT 84111

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

WARRANTY DEED

Escrow No. **384-5632704 (CW)**
A.P.N.: **16-07-130-022-0000**

Utah Ventures Group, Inc., Grantor, of **Draper, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Craig G. Phifer and Elyuri E. Brito Phifer, Husband and Wife as Joint Tenants, Grantee, of **Salt Lake City, 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**:

BEGINNING 2 1/2 RODS SOUTH FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 18, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 3 1/2 RODS; THENCE EAST 3 RODS; THENCE NORTH 3 1/2 RODS; THENCE WEST 3 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY APPURTENANT TO SAID PREMISES RUNNING EAST AND WEST FROM SAID PREMISES TO THIRD EAST STREET, OF SAID CITY, AND MORE PARTICULARLY DESCRIBED AS BEING A NON-EXCLUSIVE RIGHT OF WAY FOR FOOT PASSENGERS AND VEHICLES, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT; COMMENCING AT A POINT 3 RODS EAST AND 5 RODS SOUTH FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 18, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 10 FEET; THENCE EAST 7 RODS, MORE OR LESS, TO THIRD EAST STREET OF SAID CITY; THENCE NORTH ALONG SAID STREET 10 FEET; THENCE WEST 7 RODS, MORE OR LESS, TO THE PLACE OF COMMENCEMENT.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

Witness, the hand(s) of said Grantor(s), this 8/5/14.

Utah Ventures Group, Inc.

Carolyn Hunsaker
By: Carolyn Hunsaker, Director

STATE OF Ut)
County of Salt Lake)ss.

On 8/5/14, before me, the undersigned Notary Public, personally appeared **Carolyn Hunsaker, Director of Utah Ventures Group, Inc.**, 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: ~~8/5/14~~
Apr 2/17

Courtney J. Wright
Notary Public

