

12051817  
5/18/2015 9:08:00 AM \$13.00  
Book - 10324 Pg - 9264-9265  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Franklin S. Ivory and Rachael C. Ivory  
2005 East Maryland Circle 1996 E 6400 So #120  
Salt Lake City, UT 84124 *SLC*  
~~Holladay~~

**Cottonwood Title**  
INSURANCE AGENCY, INC.

File No. 34436-FI

## WARRANTY DEED

**Franklin S. Ivory and Rachael C. Ivory, husband and wife as joint tenants**  
**GRANTOR(S)** of Salt Lake, State of Utah, hereby Conveys and Warrants to  
**Rachael C. Ivory**

**GRANTEE(S)** of Salt Lake City, 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 AND MADE A PART HEREOF**

**TAX ID NUMBER** ~~16-34-351-107 and 16-34-351-111~~ (for reference purposes only)  
*16-34-351-117*

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this *4*<sup>*th*</sup> day of May, 2015.

*[Signature]*  
Franklin S. Ivory

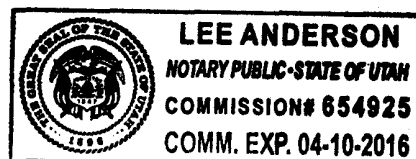
*[Signature]*  
Rachael C. Ivory

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this *10* day of May, 2015 by Franklin S. Ivory and Rachael C. Ivory.

*[Signature]*  
Notary Public



**EXHIBIT A**

All of Lot No. 3, contained within MARYLAND CIRCLE, Planned Unit Development, as the same is identified in the Plat Map recorded in Salt Lake County, Utah as Entry No. 9901103 in Book 2006P at Page 339 of the official records of the County Recorder of Salt Lake County, Utah (as said Plat Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions and Restrictions for Maryland Circle, recorded in Salt Lake County, Utah as Entry No. 9910945 in Book 9381 at Page 3791 of the official records of the County Recorder of Salt Lake County, Utah (as said Declaration may have heretofore been supplemented), together with an undivided percentage of ownership interest in the Common Areas and Facilities.

ALSO:

A portion of Lot 4 of the Maryland Circle P.U.D., as found in the office of the Salt Lake County Recorder, Entry No. 9901103, Book 2006P, Page 329, more particularly described as follows:

Beginning at the Northeast corner of Lot 3 in said Maryland Circle P.U.D.; thence North 89°40'00" East 17.24 feet to an angle point; thence North 89°38'20" East 2.16 feet; thence South 00°20'00" East 158.29 feet to a point on the Northerly right-of-way line of Maryland Circle, said point lying on the arc of a 163.50 foot radius non-tangent curve to the left (center of said curve bears South 22°46'25" West); thence Northwesterly along the arc of said curve 20.60 feet through a central angle of 7°13'03" (chord bears North 70°50'07" West 20.58 feet) to the Southeast corner of aforementioned Lot 3; thence North 00°20'00" West along the Easterly boundary of said Lot 3 a distance of 151.42 feet to the point of beginning.