

WHEN RECORDED RETURN TO:

Name: GRANTEE
Address: 2416 SOUTH LAKE STREET
SALT LAKE CITY, UT 84106

12906620
12/20/2018 1:03:00 PM \$19.00
Book - 10740 Pg - 1624-1626
ADAM GARDINER
Recorder, Salt Lake County, UT
TITLE GUARANTEE
BY: eCASH, DEPUTY - EF 3 P.

TG FILE NO. 10429-SW

WARRANTY DEED

UTAH SELL NOW, LLC

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby CONVEY(S) AND WARRANTS to:

GREGORY HILLIS, AN UNMARRIED MAN

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

PARCEL 1:

COMMENCING 612.4 FEET SOUTH AND 157 FEET EAST FROM THE NORTHWEST CORNER OF BLOCK 9, FOREST DALE; THENCE EAST 153.22 FEET; THENCE NORTH 32 FEET; THENCE WEST 145.22 FEET; THENCE SOUTHWESTERLY 10 FEET; THENCE SOUTH 25.5 FEET TO THE BEGINNING.

ALSO: A RIGHT OF WAY OVER THAT CERTAIN STRIP OF LAND 10 FEET WIDE AND 153.22 FEET DEEP, RUNNING EAST AND WEST, SAID STRIP OF LAND LYING BETWEEN THE TWO PROPERTIES KNOWN AS 2410 AND 2416 LAKE STREET.

ALSO: A RIGHT OF WAY OVER A CERTAIN STRIP OF LAND IN THE WEST END OF THE ABOVE DESCRIBED PROPERTY, SAID STRIP OF LAND BEING 11 FEET WIDE AND 141 FEET DEEP, COMMENCING AT PARK LANE AND RUNNING THENCE NORTH 141 FEET.

ALSO: A RIGHT OF WAY OVER A STRIP OF LAND ABOUT 12 FEET WIDE RUNNING EAST AND WEST FROM 7TH EAST STREET, KNOWN AS THE AFORESAID PLAT AS PARK LANE.

TAX SERIAL NO. 16-20-304-011

PARCEL 2:

A PARCEL OF LAND SITUATED IN BLOCK 9, FOREST DALE SUBDIVISION, OF BLOCK 44, TEN ACRE PLAT "A", BIG FIELD SURVEY. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY AND NO-ACCESS LINE OF A HIGHWAY KNOWN AS PROJECT NO. I-80-3(4) 120, SAID POINT BEING 547.40 FEET SOUTH AND 242.0 FEET EAST FROM THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE NORTHEASTERLY 79 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY RIGHT OF WAY AND NO-ACCESS LINE TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 65.61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE WEST 129.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY AND NO-ACCESS LINE OF SAID PROJECT; THENCE NORTHEASTERLY 60 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY AND NO-ACCESS LINE TO THE POINT OF BEGINNING.

TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON SOUTH.

TAX SERIAL NO. 16-20-304-040 (NEW)

also known by street and number of: 2416 SOUTH LAKE STREET, SALT LAKE CITY, UT 84106

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 19th day of December, 2018.

UTAH SELL NOW, LLC

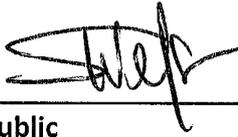
By: _____

RICK SMITH, MEMBER

STATE OF UTAH
COUNTY OF SALT LAKE

On this 20 day of December, 2018, before me Shanae Welsh, a notary public, personally appeared RICK SMITH, MEMBER of UTAH SELL NOW, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

