13076659 9/18/2019 8:38:00 AM \$40.00 Book - 10832 Pg - 2654 RASHELLE HOBBS Recorder, Salt Lake County, UT MERIDIAN TITLE BY: eCASH, DEPUTY - EF 1 P.

When recorded mail to (Tax Mailing Address): Grantee 13871 South 1950 West Bluffdale, UT 84065 MTC File No. 277594

WARRANTY DEED

Trond Pedersen, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS to

Trond Pedersen and Alcena C. Pedersen, husband and wife, as joint tenants

as GRANTEES, the following real property located in Salt Lake County, State of Utah, described as:

Beginning at a point 990 feet West and 439 feet South from the center of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 144 feet; thence West 327.5 feet; thence North 144 feet; thence East 327.5 feet to the point of beginning.

Less and excepting any portion within the bounds of 1950 West Street, a dedicated road.

Tax Parcel No. 33-03-326-027

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this <u>13</u> day of Argust, 2019.

Trond Pedersen

STATE OF UTAH

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The foregoing instrument was acknowledged before me this 13 day of August, 2019 by Trond Pedersen.

)

september

COUNTY OF SALT LAKE

Notary Public Royler

Notary Public State of Utah My Commission Expires on: June 11, 2022 Comm. Number: 700817