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RASHELLE HOBBS
Recorder, Salt Lake County, UT
LINEAR TITLE AGENCY OF UT
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail Document and Tax Notice To:

FRN-1708584

Devin & Carrie Simper
5878 S Danish Ln
Holladay, UT 84121

WARRANTY DEED

DEVIN DALE SIMPER ALSO KNOWN AS DEVIN SIMPER, AND CARRIE SIMPER, Grantor(s) of SALT LAKE County, State of Utah hereby CONVEYS and WARRANTS to **DEVIN SIMPER AND CARRIE SIMPER, HUSBAND AND WIFE, AS JOINT TENANTS** Grantee(s) of SALT LAKE County, State of Utah for the sum of Ten DOLLARS and other good and valuable consideration, the following described tract of land in SALT LAKE COUNTY, State of Utah, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, CITY OF COTTONWOOD HEIGHTS, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

BEGINNING AT A POINT SOUTH 89 DEGREES 51' EAST ALONG THE CENTER OF SECTION LINE 610.5 FEET AND SOUTH 337.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 68.91 FEET; THENCE WEST 49.5 FEET; THENCE SOUTH 198 FEET; THENCE SOUTH 72 DEGREES 30' EAST APPROXIMATELY 160 FEET; THENCE NORTH 22 DEGREES 9' EAST APPROXIMATELY 241.5 FEET TO A POINT WHICH IS 973.50 FEET EAST AND SOUTH 21 DEGREES 31' WEST 462.04 FEET FROM THE SAID WEST QUARTER CORNER OF SECTION 15, AND RUNNING THENCE NORTH 21 DEGREES 30' EAST 41.55 FEET; THENCE NORTH 75 DEGREES 13'50" WEST 216.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT SOUTH 89 DEGREES 51' EAST ALONG THE CENTER OF SECTION LINE 610.5 FEET AND SOUTH 406.00 FEET AND WEST 49.5 FEET AND SOUTH 43.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 155

FEET; THENCE RUNNING SOUTH 72 DEGREES 30' EAST APPROXIMATELY 160 FEET, MORE OR LESS, THENCE NORTH 22 DEGREES 09' EAST 150.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

PARCEL NO. 1A:

TOGETHER WITH A 24.75 FOOT RIGHT OF WAY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING 610.5 FEET EAST AND 381 FEET SOUTH AND SOUTH 81 DEGREES 30' EAST 140 FEET AND SOUTH 67 DEGREES 41' EAST 56.63 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 22 DEGREES 19' WEST 444 FEET, MORE OR LESS, TO THE NORTH LINE OF FARDOWN AVENUE.

PARCEL ID #22-15-301-037

THIS BEING THE SAME PROPERTY CONVEYED TO DEVIN DALE SIMPER AND CARRIE SIMPER, HUSBAND AND WIFE, AS JOINT TENANTS FROM DEVIN DALE SIMPER, A MARRIED MAN IN A DEED DATED JANUARY 19, 2018 AND RECORDED MARCH 21, 2018, IN BOOK 10657 PAGE 7879.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 property taxes and thereafter.

Commonly known as 5878 S Danish Ln, Holladay, UT 84121

Witness the hand of said Grantor this 12th day of October, 2019.

Devin Dale Simper and Carrie Simper, Husband and Wife
DEVIN DALE SIMPER AND CARRIE SIMPER, HUSBAND AND WIFE, AS JOINT
TENANTS

STATE OF UTAH }
 :SS.
COUNTY OF Salt Lake }

On this 12th day of October, in the year 2019, before me, a notary public,
personally appeared before me, **DEVIN DALE SIMPER AND CARRIE SIMPER,**
HUSBAND AND WIFE, AS JOINT TENANTS. the signers of the within instrument, who
duly acknowledged to me that they executed the same.

Witness my hand and official seal.

Roxanne H Feller
Notary Public
My commission expires: 09/26/2020

