

When Recorded Mail to:
Gailyn B. Lund
3636 South Arbor Park Drive
Magna, UT 84044

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6/23/2020 9:52:00 AM \$40.00
Book - 10965 Pg - 6862-6863
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TITLE ONE
BY: eCASH, DEPUTY - EF 2 P.

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File No.: 20-86314
Parcel ID No. 14-32-201-053

WARRANTY DEED

Gailyn B. Lund and Tami R. Lund, grantor(s), of , hereby **CONVEY AND WARRANT** to

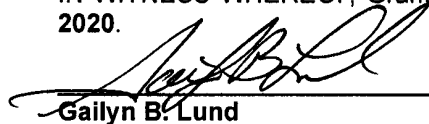
Gailyn Lund and Tami R. Lund, husband and wife, as joint tenants

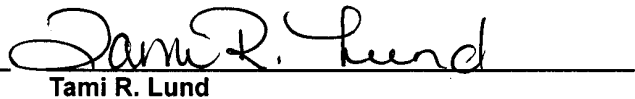
grantee(s) of **3636 S Arbor Park Drive, Magna, UT 84044**, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

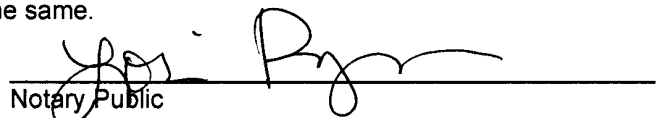
IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **18th day of June, 2020**.


Gailyn B. Lund


Tami R. Lund

State of Utah
County of Salt Lake

On this 18th day of June, 2020, personally appeared before me Gailyn B. Lund and Tami R. Lund who duly acknowledged to me that they executed the same.


Notary Public

My commission expires: 8-1-23



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1:

Beginning at a point which lies South 1,165.82 feet and East 1,193.94 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being the North line of said Section 32, which bears South 89 degrees 49' 24" East; thence South 174.42 feet to a point on the North line of the proposed Utah & Salt Lake Canal right-of-way; thence following said right-of-way North 57 degrees 44' 03" West 57.21 feet to the point of tangency to a 604.45 foot radius curve to the left (Central Angle = 8 degrees 14' 03") the chord of which curve bears North 61 degrees 51' 04" West 86.79 feet; thence Westerly along the arc of said curve 86.87 feet; thence North 63.87 feet; thence West 7.00 feet; thence North 39.06 feet; thence East 131.90 feet to the point of beginning.

Parcel No. 1A

Together with a parcel of land 31.00 feet wide, 15.50 feet either side of the following described centerline, said parcel lying to the North 1/4 of Section 32, Township 1 South, Range 2 West, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point on the East line of the 8400 West Street right-of-way, said point being South 0 degrees 08' 07" West, 861.52 feet and South 89 degrees 51' 53" East, 70.61 feet from the North 1/4 corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being the North line of said Section 32, which bears South 89 degrees 49' 24" East; thence South 89 degrees 58' 04" East, 888.16 feet to the point of tangency to a 35.00 foot radius curve (central angle = 51 degrees 49' 43"), thence Southeasterly 31.66 feet along the arc of said curve to the right; thence South 38 degrees 08' 21" East, 126.61 feet to the point of tangency to a 35.00 foot radius curve (central angle = 51 degrees 44' 01"); thence Easterly 31.60 feet along the arc of said curve to the left; thence South 89 degrees 52' 23" East, 67.99 feet to the point of tangency to a 25.00 foot radius curve (central angle = 89 degrees 52' 22"); thence Southerly 39.21 feet along the arc of said curve more or less to a point on the North line of the proposed "Arbors P.U.D.- Phase I" Subdivision.

Parcel No. 1B

Together with a Parcel of Land in the NE 1/4 of Section 32, Township 1 South, Range 2 West, Salt Lake Base & Meridian, to be granted as a non-exclusive access easement for the purpose of ingress and egress to all lots in " The Arbors-PUD" Subdivision. Said easement being 30.0 feet wide, 15.0 feet either side of the following described centerline.

Beginning at a point on the North Property line of said subdivision, said point also lying 1,024.82 feet South and 1,193.94 feet East of the North Quarter Corner of said Section 32; thence South 315.42 feet.