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6/26/2020 4:46:00 PM \$40.00
Book - 10969 Pg - 223-224
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
1260 E Stringham Ave, Ste 150
Salt Lake City, UT 84106
(801)466-1600

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Safford Property Investments, LLC
2159 East Pheasant Way
Holladay, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **392-6059832 (MM)**
A.P.N.: **22-15-128-016-0000**

Fred B. Nelson and Diane M. Nelson,

Grantor, of **Salt Lake City, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Safford Property Investments, LLC, a Utah limited liability company

Grantee, of **Holladay, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

BEGINNING AT A POINT WHICH IS NORTH 4°50'24" EAST 140.51 FEET FROM THE NORTHWEST CORNER OF LOT 11, COTTONWOOD GLADE SUBDIVISION, SAID POINT BEING ALSO SOUTH 1,483.58 FEET AND WEST 997.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 232.39 FEET; THENCE NORTH 159.62 FEET; THENCE EAST 245.91 FEET; THENCE SOUTH 4°50'24" WEST 160.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, COTTONWOOD GLADE SUBDIVISION, AT A POINT WHICH IS SOUTH 1,623.58 FEET AND WEST 1,009.17 FEET FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 10.00 FEET; THENCE NORTH 130.00 FEET; THENCE WEST 210.54 FEET; THENCE NORTH 130.00 FEET; THENCE WEST 210.54 FEET;

**THENCE NORTH 10.00 FEET; THENCE EAST 230.54 FEET; THENCE SOUTH 140.00 FEET;
THENCE WEST 10.00 FEET TO THE POINT OF BEGINNING.**

**ALSO, TOGETHER WITH AN EXISTING RIGHT OF WAY OVER LOTS 10, 11 AND 12, AS SHOWN
ON THE OFFICIAL RECORDED PLAT OF COTTONWOOD GLADE SUBDIVISION**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **June 26, 2020**.

Fred B. Nelson
Fred B. Nelson

Diane M. Nelson
Diane M. Nelson

STATE OF UT)
County of Salt Lake) ss.

On June 26, 2020, before me, the undersigned Notary Public, personally appeared **Fred B. Nelson and Diane M. Nelson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-21-21

[Signature]

Notary Public

