

13455505
11/9/2020 3:02:00 PM \$40.00
Book - 11057 Pg - 2434-2435
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
6340 South 3000 East, Suite 100
Cottonwood Heights, UT 84121
(801)562-1121

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Hannah Elise Boone and Tim Michael
Boone
208 East Vine Street
Murray, UT 84107

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

WARRANTY DEED

Escrow No. **061-6086870 (zth)**
A.P.N.: **22-07-180-006-0000**

Jordan Richards Nicholes, a single man, Grantor, of **Murray, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Hannah Elise Boone and Tim Michael Boone, as joint tenants, Grantee, of **Murray, 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**:

COMMENCING AT A POINT IN THE CENTER OF A 4 ROD STREET KNOWN AS VINE STREET WHICH BEARS SOUTH 63° EAST 362.78 FEET FROM A POINT IN THE CENTER OF SAID STREET WHICH IS 1.70 CHAINS, MORE OR LESS, SOUTH OF THE SOUTHEAST CORNER OF LOT 1, SECTION 7, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 63° EAST ALONG THE CENTER OF SAID STREET 30 FEET; THENCE SOUTH 14°45' WEST 183 FEET; THENCE NORTH 63° WEST 30 FEET; THENCE NORTH 14°45' EAST 183 FEET TO THE PLACE OF BEGINNING AND CONTAINED WITHIN THE LIMITS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN VINE STREET.

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 **November 9, 2020**.

Jordan Richards Nicholes
Jordan Richards Nicholes

STATE OF Utah)
)ss.
County of Salt Lake)

On November 9, 2020, before me, the undersigned Notary Public, personally appeared **Jordan Richards Nicholes**, 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.

[Signature]
Notary Public

My Commission Expires: 12/22/22

