

WHEN RECORDED, MAIL TO:  
Brian Ebert and Erin Ebert  
1266 W Country Ridge Drive  
South Jordan, UT 84095

13505295  
12/21/2020 9:14:00 AM \$40.00  
Book - 11084 Pg - 17-18  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NORTH AMERICAN TITLE LLC  
BY: eCASH, DEPUTY - EF 2 P.

### WARRANTY DEED

Brian Ebert and Erin Ebert, grantor,

hereby CONVEY and WARRANT to

Brian Ebert and Erin Ebert as trustees of The Brian and Erin Ebert Family Trust,  
dated March 5, 2019, grantee,

for the sum of TEN AND NO/100-----DOLLARS, and other good and  
valuable considerations the following described tract of land in Salt Lake County, State of Utah, to-wit:


LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 27-23-303-012-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of  
record.

WITNESS the hand of said grantor, this 12/16/2020.

  
\_\_\_\_\_  
Brian Ebert

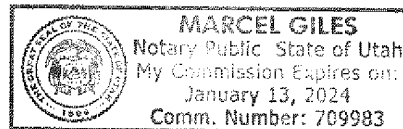
  
\_\_\_\_\_  
Erin Ebert

STATE OF UTAH

COUNTY OF SALT LAKE

On the 16 DEC 2020, personally appeared before me Brian Ebert and Erin Ebert, the  
signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/13/24



40909-20-05587

## EXHIBIT A

LOT 2, CLOVER RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, CLOVER RIDGE SUBDIVISION PLAT; THENCE RUNNING SOUTH A DISTANCE OF 174.31 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 08° 52' 01" WEST, A RADIAL DISTANCE OF 240 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°52'01" A DISTANCE OF 37.14 FEET; THENCE WEST A DISTANCE OF 89.00 FEET; THENCE NORTH A DISTANCE OF 177.18 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE EAST A DISTANCE OF 126.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

For Identification Purposes Only: 27-23-303-012-0000

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