

MAIL TAX NOTICES TO:
9709 South 3775 East
Sandy, UT 84092
File No. 2009046

13511077
12/23/2020 2:58:00 PM \$40.00
Book - 11087 Pg - 2030-2031
RASHELLE HOBBS
Recorder, Salt Lake County, UT
1ST LIBERTY TITLE LC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

PORTOFINO HOLDINGS, LLC

Grantor(s) of Salt Lake County, State of Utah, hereby CONVEY and WARRANT to

KEVIN P. GATES

Grantee, of Salt Lake County, grantee(s), for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

Commencing 105.1 rods East and North 3° East 490.05 feet and south 87° East 455.8 feet and North 3° East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence North 87° West 113 feet; thence North 43°35' West 52.5 feet; thence North 13°10' east 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 3° East from the point of beginning, thence South 3° West 258 feet, more or less to the point of beginning.

Parcel 1A:

Together with the following described 1 rod right of way the West and North lines of which is described as: commencing at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence North 3° East 906.76 feet; thence South 86° East 64.73 feet, North 67°08' East 77 feet; thence South 87° East 208 feet to the West line of the above described tract.

Parcel 1B:

Together with a 1 rod right of way, the West and North line of which is described as follows: commencing 105.1 rod East of the West quarter corner of said Section 12, thence North 03° East 490.05 feet; thence South 87° East 432.8 feet; thence North 03° East 230 feet; thence South 87° East 96.5 feet.

Less and excepting from the above described right of way any portion lying within lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 1C:

Together with a right of way described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet and North 03°01'56" East 489.69 feet from the west¼ corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base And Meridian, said point being the Northwest corner of Little Cottonwood East Subdivision and running thence North 03°00' East 155.00 feet along the West line of Grantor's land, thence South 87°00' East 432.8 feet along the North line Grantor's land, thence South 03°00' West 16.5 Feet along the East line of Grantor's land; thence North 87°00' West 416.3 feet; thence South 03°00' West 138.5 feet; thence North 87°00' West 16.5 feet to the point of beginning.

Parcel 1D:

Together with a perpetual easement and right of way of operate and maintain the existing culinary water pipe system and for conveyance of irrigation water.

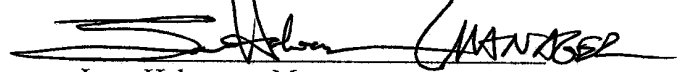
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter.

Tax I.D.#: 28-12-179-005

- SUBJECT TO: 1. Taxes for the year 2020 and all subsequent years.
2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
3. All applicable zoning laws and ordinances.

DATED: 12/22/2020

PORTOFINO HOLDINGS, LLC


Lane Halversen, Manager

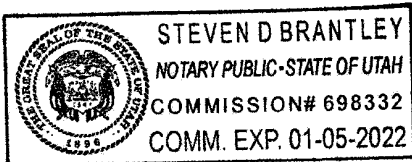
STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

B 12/22/2020

On 12/20, personally appeared before me LANE HALVERSEN, Manager of PORTOFINO HOLDINGS, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.




NOTARY PUBLIC