

13538036
1/20/2021 1:15:00 PM \$40.00
Book - 11102 Pg - 1228-1229
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
7730 South Union Park Ave, Ste 650
Midvale, UT 84047
(801)255-4800

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Helen G. Aderibigbe
1666 East Garfield Ave
Salt Lake City, UT 84105

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

SPECIAL WARRANTY DEED

Escrow No: **394-6102365 (CS)**
A.P.N.: **16-16-451-003-0000**

Helen G. Aderibigbe, Grantor, of **Salt Lake City**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Helen G. Aderibigbe, a married woman, Grantee, of **Salt Lake City**, **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**:

THE EAST 24.55 FEET OF LOT 20, ALL OF LOT 21, AND THE WEST 0.45 FEET OF LOT 22, BLOCK 8, PROGRESS HEIGHTS 2ND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

ALSO:

BEGINNING SOUTH 89°54'41" WEST 162.5 FEET FROM THE SOUTHEAST CORNER OF LOT 24 OF SAID BLOCK 8; AND RUNNING THENCE SOUTH TO A POINT 120 FEET NORTH FROM THE NORTH LINE OF WESTMINSTER AVENUE; THENCE WEST 39.91 FEET; THENCE NORTH TO A POINT DUE WEST FROM BEGINNING; THENCE EAST 39.91 FEET TO THE POINT OF BEGINNING.

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 **January 13, 2021**.

