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2/1/2021 2:23:00 PM \$40.00  
Book - 11110 Pg - 2314-2316  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:  
First American Title Insurance Company  
6985 S Union Park Ctr, Suite 170  
Midvale, UT 84047  
(801)562-2212

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Ryan Peterson and Nora Peterson  
1333 S. Emigration Circle  
Salt Lake City, UT 84108

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

## WARRANTY DEED

Escrow No. **301-6070251 (ER)**  
A.P.N.: **22-15-230-007-0000**

**Robert Schocker and Pattie Schocker Wright, Co-Trustees of The Robert E. Schocker Inter Vivos Trust, dated November 17, 1994**, Grantor, of **Salt Lake City, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

**Ryan Peterson and Nora Peterson, as joint tenants**, 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**:

### PARCEL 1:

**BEGINNING NORTH 1322.1 FEET AND NORTH 89°46' WEST 472.55 FEET AND NORTH 0°10' EAST 542.5 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°10' EAST 262.5 FEET TO THE SOUTH SIDE OF THE ROAD; THENCE ALONG SOUTH SIDE OF ROAD, SOUTH 72° EAST 109.2 FEET; THENCE SOUTH 55° EAST 145.0 FEET; THENCE SOUTH 28° EAST 121.7 FEET; THENCE SOUTH 30° WEST 65.8 FEET; THENCE SOUTH 89°46' WEST 30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRIANGULAR PIECE OF LAND CONVEYED TO NED WARNOCK BY MARY LOUIS TUTTLE BY DEED IN BOOK 230, AT PAGE 158; THENCE SOUTH 35°38' WEST 88.3 FEET; THENCE NORTH 45°41' WEST 102.4 FEET; THENCE NORTH 89°46' WEST 98.9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**TOGETHER WITH A RIGHT OF WAY OVER 12 FOOT ROAD, THE SOUTH BOUNDARY OF WHICH COMMENCES AT A POINT NORTH 1322.1 FEET; THENCE NORTH 89°46' WEST 862.35 FEET; THENCE NORTH 0°10' EAST 750 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 84° EAST 75 FEET; THENCE NORTH 79° EAST 69**

**FEET; THENCE NORTH 70° EAST 221 FEET; THENCE SOUTH 72° EAST 142 FEET; THENCE SOUTH 55° EAST 145 FEET; THENCE SOUTH 28° EAST 172 FEET; THENCE SOUTH 62° WEST 27 FEET; THENCE NORTH 89°46' WEST 100 FEET.**

**PARCEL 2:**

**BEGINNING AT A POINT WHICH IS NORTH 1815.05 FEET AND WEST 294.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 35°38'00" EAST 61.31 FEET; THENCE EAST 8.69 FEET; THENCE SOUTH 44°03'09" WEST 14.49 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 45°56'51" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°59'34" A DISTANCE OF 52.30 FEET TO THE POINT OF BEGINNING.**

**PARCEL 3:**

**BEGINNING AT A POINT WHICH IS NORTH 1782.33 FEET AND WEST 217.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 36°00'00" WEST 67.41 FEET; THENCE NORTH 43°00'00" WEST 38.0 FEET; THENCE SOUTH 45°41'00" EAST 102.40 FEET; THENCE SOUTH 35°38'00" WEST 13.27 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 **February 1st, 2021**.

The Robert E. Schocker Inter Vivos Trust, dated  
November 17, 1994

*[Handwritten signature]* trustee  
 \_\_\_\_\_  
 Robert Schocker, Co-Trustee

*[Handwritten signature]* trustee  
 \_\_\_\_\_  
 Pattie Schocker Wright, Co-Trustee

STATE OF Utah )  
 County of Salt Lake ) ss.

On 2-1-2021, before me, the undersigned Notary Public, personally appeared **Robert Schocker and Pattie Schocker Wright, Co-Trustees of The Robert E. Schocker Inter Vivos Trust, dated November 17, 1994**, 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.

*[Handwritten signature]*  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 10-1-21

