

13634042
4/16/2021 1:15:00 PM \$40.00
Book - 11158 Pg - 4994-4996
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Michael Nielson and Jacquelyn Nielson
1038 East 13590 South
Draper, UT 84020



File No.: 141909-PCY

WARRANTY DEED

Howard A. Stephenson and Julie S. Stephenson, husband and wife as joint tenants, with full rights of survivorship

GRANTOR(S) of St. George, State of Utah, hereby Conveys and Warrants to

Michael Nielson and Jacquelyn Nielson, husband and wife

GRANTEE(S) of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 34-05-251-028 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 15th day of April, 2021.

Howard A. Stephenson
Howard A. Stephenson

Julie S. Stephenson
Julie S. Stephenson

STATE OF UTAH

COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 15th of April, 2021 by Howard A. Stephenson and Julie S. Stephenson.

Kimberly Cooper
Notary Public

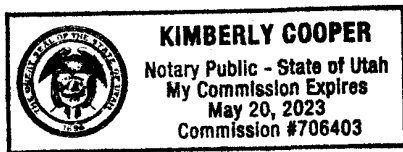


EXHIBIT A
Legal Description

Lot 1, POTOWATOMI SUBDIVISION, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's office.

EXCEPTING THEREFROM the following described property:

Beginning at the Southwest corner of said Lot 1, POTOWATOMI SUBDIVISION, thence North 00°04'04" East, 33.35 feet, more or less, to the center of an existing irrigation ditch; thence along said ditch the following three courses: North 79°00'00" East, 16.00 feet; North 83°20'00" East, 31.00 feet and South 86°52'00" East, 45.70 feet, more or less, to the South line of Lot 1, POTOWATOMI SUBDIVISION; thence along said South line South 67°51'31" West, 99.51 feet to the point of beginning.

ALSO:

Beginning at a point on the South line of Lot 1, POTOWATOMI SUBDIVISION, said point lies North 00°04'04" East along the quarter section line, 974.38 feet and North 67°51'31" East, 99.51 feet from the center of section monument of Section 5, Township 4 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing North 00°04'04" East along the monument for the North 1/4 corner of said Section 5); thence along the said South line North 67°51'31" East, 17.24 feet to an angle point in said South line; thence South 87°27'02" East along said South line, 160.41 feet to the Southeast corner of said Lot 1; thence South 00°04'04" West, 19.90 feet, more or less, to the center of an existing irrigation ditch; thence along said ditch North 83°21'06" West, 177.39 feet to the point of beginning.