

13642935
4/26/2021 1:23:00 PM \$40.00
Book - 11163 Pg - 5410-5411
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:
Todd A. Schmidt
2477 East Kentucky Avenue
Holladay, UT 84117

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

SPECIAL WARRANTY DEED

Escrow No: **394-6131050 (CS)**
A.P.N.: **22-03-454-025-0000**

Todd A. Schmidt, Grantor, of **Holladay**, **Salt Lake** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Todd A. Schmidt, a married man, 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**:

COMMENCING AT A POINT WHICH IS EAST 640.86 FEET, NORTH 0°20'00" EAST 116.6 FEET, AND NORTH 69°50'00" EAST 489.05 FEET, AND SOUTH 30°50'00" EAST 90.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; WHICH POINT OF BEGINNING IS ALSO DESCRIBED AS BEING THE CENTER OF A 50-FOOT STREET (CLEARVIEW STREET); WHICH POINT OF BEGINNING IS FURTHER DESCRIBED AS THE SOUTHEAST CORNER OF THE LANNY VON WALKER AND MAUVE DARGER WALKER PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 23, 1970, AS ENTRY NO. 2325292, IN BOOK 2840, AT PAGE 175, OF THE OFFICIAL RECORDS; AND RUNNING THENCE ALONG THE CENTER OF SAID CLEARVIEW STREET, SOUTH 30°50'00" EAST 192.23 FEET, MORE OR LESS, TO THE CENTER OF A 50-FOOT STREET (KENTUCKY AVENUE); THENCE ALONG THE CENTER OF SAID KENTUCKY AVENUE, SOUTH 65°30'00" WEST 75.13 FEET; THENCE NORTH 27°36'14" WEST 172.48 FEET; THENCE SOUTH 65°30'00" WEST 10.00 FEET; THENCE NORTH 27°36'14" WEST 24.52 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 69°50'00" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 69°50'00" EAST 74.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS WITHIN THE BOUNDS OF CLEARVIEW STREET AND KENTUCKY AVENUE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 04/21/2021 .

[Signature]

Todd A. Schmidt

STATE OF Utah)
COUNTY OF Salt Lake) Ss.

On April 21, 2021, personally appeared before me, **Todd A. Schmidt**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

[Signature]

Notary Public
Crystal Shelley
(Printed Name)
My Commission expires: 01/13/25



{Seal or Stamp}