13661560 5/13/2021 9:22:00 AM \$40.00 Book - 11173 Pg - 6109-6110 RASHELLE HOBBS Recorder, Salt Lake County, UT FIRST AMERICAN TITLE BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by: First American Title Insurance Company 50 East 100 South, Suite 100 St. George, UT 84770 (435)673-5491

Mail Tax Notices to and AFTER RECORDING RETURN TO: Gregory Austin Winfield and Jessica Carter Winfield 685 North I Street Salt Lake City, UT 84103

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

# **WARRANTY DEED**

Escrow No. **363-6134200** (JB) A.P.N.: **09-29-353-004-0000**; **09-30-479-010-0000** 

Olmsted Ventures I Street, LLC, a Utah limited liability company, Grantor, of Alpine, Utah County, State of UT, hereby CONVEY AND WARRANT to

Gregory Austin Winfield and Jessica Carter Winfield, husband and wife, and Jeffrey Scott Kearl as joint tenants, 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:

## PARCEL 1:

ALL OF LOT 3, BLOCK 2, NORTHCREST SUBDIVISION PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

#### ALSO:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, NORTHCREST SUBDIVISION PLAT "A", ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 100.36 FEET; THENCE WEST 15.20 FEET; THENCE SOUTH 100.36 FEET; THENCE EAST 15.19 FEET TO BEGINNING.

### PARCEL 2:

BEGINNING 120 FEET EAST FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 191, PLAT "D", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 60.0 FEET; THENCE EAST 10.0 FEET; THENCE SOUTH 105.0 FEET; THENCE EAST 35.0 FEET; THENCE SOUTH 20.625 FEET;

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THENCE EAST 15.0 FEET; THENCE SOUTH 19.735 FEET; THENCE EAST 15.16 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, NORTHCREST SUBDIVISION, PLAT "A", AND RUNNING THENCE NORTH 105.0 FEET; THENCE WEST 15.16 FEET; THENCE NORTH 100.36 FEET TO THE NORTH LINE OF BLOCK 191, PLAT "D", SALT LAKE CITY SURVEY, THENCE WEST 60.0 FEET TO THE POINT OF BEGINNING.

#### LESS AND EXCEPTING:

BEGINNING EAST 130 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 191, PLAT "D", SALT LAKE CITY SURVEY; THENCE NORTH 64.64 FEET; THENCE EAST 65.16 FEET; THENCE SOUTH 105 FEET; THENCE WEST 15.16 FEET; THENCE NORTH 19.735 FEET.; THENCE WEST 15 FEET; THENCE WEST 35 FEET TO THE BEGINNING.

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 May 11, 2021.

Olmsted Ventures I Street, LLC, a Utah limited liability company

y: /chin // www.till.
Name: Rhett Neuenschwander

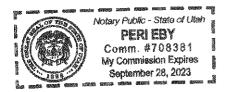
Title: Manager

County of CAUT LAKE )ss.

WITNESS my hand and official seal.

My Commission Expires: (4-28-22)

Notary Public



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