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6/21/2021 4:54:00 PM \$40.00
Book - 11194 Pg - 2712-2714
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TRULY TITLE, INC
BY: eCASH, DEPUTY - EF 3 P.

Prepared By:

When Recorded, Mail Deed and Tax Notice To:
Rikki Miller
~~1216 S MOORE~~ 1972 E Bear Mountain DR
Draper, UT 84020

WARRANTY DEED

Troy R. Spratt and Troy R. Spratt as Trustee of the Todd B. Spratt Lifetime Trust, dated April 29, 2009, grantor, hereby CONVEY(S) and WARRANT(S) to

Rikki Miller, a single woman

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Draper, County of Salt Lake, State of UT, and is described as follows:

See Attached Legal exhibit A
~~COMMENCING 500 FEET SOUTH AND 302.5 FEET WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 107 FEET; THENCE WEST 134.25 FEET; THENCE NORTH 107 FEET; THENCE EAST 134.25 FEET TO BEGINNING.~~

APN: 28-32-276-015-0000 *± 28-32-276-013-0000*

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 18th day of June, 2021.

Troy R. Spratt

Troy R. Spratt

Troy R. Spratt as Trustee of the Todd B. Spratt Lifetime Trust, dated April 29, 2009

BY: *Troy R. Spratt*

Troy R. Spratt, Trustee

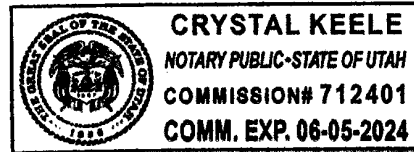
State of Utah
County of Salt Lake

On 06/18/21 before me, Crystal Keele, Notary Public,
personally appeared Troy R. Spratt who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



State of Utah
County of Salt Lake

On 06/18/21 before me, Crystal Keele, Notary Public,
personally appeared Troy R. Spratt as Trustee of the Todd B. Spratt Lifetime Trust, dated April 29, 2009
who 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 by his/her/their signature(s) on the instrument the person(s),
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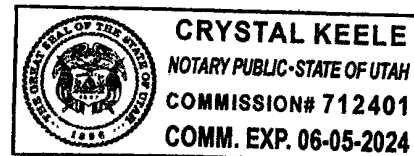


EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Draper, County of Salt Lake, State of UT, and is described as follows:

COMMENCING 508 FEET SOUTH AND 302.5 FEET WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 107 FEET; THENCE WEST 134.25 FEET; THENCE NORTH 107 FEET; THENCE EAST 134.25 FEET TO BEGINNING.

AND

The following described tract(s) of land in Salt Lake County, State of Utah, described as follows :Commencing 490.5feet South from the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence West 571 feet; thence South 17.5 feet; thence East 571 feet;thence North 17.5 feet to the place of beginning.Less and Excepting therefrom described as follows:A parcel of and in fee for the widening of the existing 1300 East Street, being part of an entire tract of property situate in the SE1/4NE1/4 and NE1/4 NE1/4 of Section 32, T. 3 S., R. 1 E., S.L.B.&M.The boundaries of said parcel of and are described as follows:Beginning at the Northeast corner of said entire tract in the Easterly section line of said Section 32, which corner is 490.50 ft. South along the section line from the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 32, said corner is also 1.86 ft. radially distant Westerly from the Project Control Line at approximate engineer station 22+32.29; and running thence South 17.50 ft. along the Easterly boundary line of said entire tract and said section line to the Southeast corner of said entire tract; thence West 35.29 ft. along the Southerly boundary line of said entire tract to a point 37.00 ft. radially distant Westerly from said control line opposite engineer station 22+14.41 to a point in a 5,193.00-foot radius non-tangent curve to the left; thence Northerly 17.50 ft. along the arc of said curve (Note: Chord to said curve bears N. 00°30'46" E. for a distance of 17.50 ft.) to the Northerly boundary line of said entire tract at a point opposite engineer station 22+32.04; thence East 35.14 ft. along said Northerly boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation. The above described parcel of land contains 616 square ft. in area or 0.014 acre, more or less of which 577 square ft. in area or 0.013 acre, more or less is not occupied by the existing 1300 East Street right of way. Balance is 39 square ft. in area or 0.001 acre, more or less.(Note: Rotate all bearings in the above description 00°21'12" clockwise to obtain project bearings)

APN: 28-32-276-013-0000 AND APN: 28-32-276-015-0000