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8/5/2021 3:57:00 PM \$40.00  
Book - 11217 Pg - 8628-8631  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
4061 Haines Street  
San Diego, CA 92109

RESPA

## WARRANTY DEED

ITS File No.: 90163  
PIN: 22-04-429-021

**STEPHEN R. JAMES**, as Trustee of **THE RALPH AND DOROTHY JAMES FAMILY LIVING TRUST** dated December 21, 2001, and **STEPHEN R. JAMES**, as Trustee of **THE S.R. JAMES FAMILY LIVING TRUST** dated January 21, 2020, and **STEPHEN R. JAMES** as an individual, all as their interest may appear, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

**CHERYL HAMILTON**, Grantee,

of San Diego, County of San Diego, State of California, for the sum of TEN AND NO/100-----  
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake  
County, State of Utah, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

WITNESS the hand of said grantor, this 5th day of August, 2021.

THE RALPH AND DOROTHY JAMES FAMILY  
LIVING TRUST dated December 21, 2001

BY: Stephen James  
Stephen R. James  
Trustee

THE S.R. JAMES FAMILY LIVING TRUST dated  
January 21, 2020

BY: Stephen James  
Stephen R. James  
Trustee

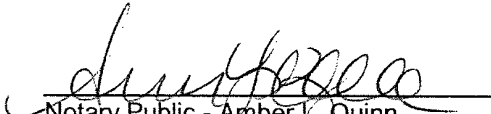
Stephen James  
Stephen R. James

STATE OF UTAH

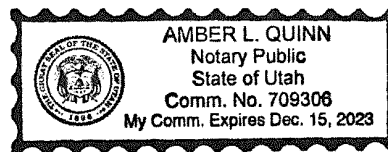
ss.

COUNTY OF SALT LAKE

On the 5th of August, 2021, personally appeared before me STEPHEN R. JAMES who being duly sworn did say that he is the Trustee of THE RALPH AND DOROTHY JAMES FAMILY LIVING TRUST dated December 21, 2001 and that said instrument was signed in behalf of said trust by authority and said STEPHEN R. JAMES acknowledged to me that he, as such Trustee, executed the same in the name of the trust.

  
Notary Public - Amber L. Quinn

Commission Expires: 12/15/2023  
Commission No.: 709306

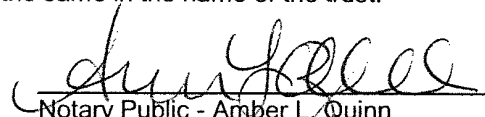


STATE OF UTAH

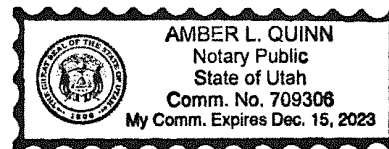
ss.

COUNTY OF SALT LAKE

On the 5th of August, 2021, personally appeared before me STEPHEN R. JAMES who being duly sworn did say that he is the Trustee of THE S.R. JAMES FAMILY LIVING TRUST dated January 21, 2020 and that said instrument was signed in behalf of said trust by authority and said STEPHEN R. JAMES acknowledged to me that he, as such Trustee, executed the same in the name of the trust.

  
Notary Public - Amber L. Quinn

Commission Expires: 12/15/2023  
Commission No.: 709306

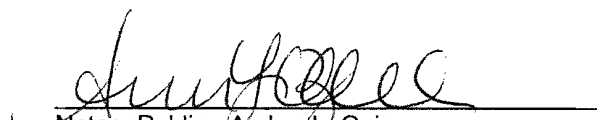


STATE OF UTAH

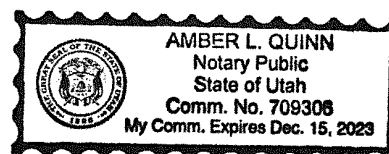
ss.

COUNTY OF SALT LAKE

On the 5th of August, 2021, personally appeared before me STEPHEN R. JAMES, the signer of the above instrument, who duly acknowledged to me that he executed the same.

  
Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023  
Commission No.: 709306



## EXHIBIT "A"

### PARCEL 1:

BEGINNING AT A POINT WHICH IS SOUTH 252.45 FEET, EAST 193.05 FEET, SOUTH 31° EAST 326.8 FEET, AND NORTH 89° EAST 129.82 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° EAST 24.68 FEET; THENCE SOUTH 12 FEET 8 INCHES, THENCE NORTH 89° EAST 84.05 FEET, THENCE SOUTH 7°47'24" EAST 90.51 FEET; THENCE SOUTH 89° WEST 108.68 FEET; THENCE NORTH 6°51'48" WEST 103.08 FEET TO THE POINT OF BEGINNING.

### PARCEL 1A:

TOGETHER WITH A RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING:

BEGINNING AT A POINT WHICH IS SOUTH 252.45 FEET, EAST 193.05 FEET AND SOUTH 31° EAST 445.20 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89° EAST 189.83 FEET; THENCE SOUTH 7°47'24" EAST 20.14 FEET; THENCE SOUTH 89° WEST 180.66 FEET; THENCE NORTH 31° WEST 23.09 FEET TO THE POINT OF BEGINNING.

### PARCEL 1B:

ALSO, TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING AT A POINT WHICH IS SOUTH 252.45 FEET, EAST 193.05 FEET AND SOUTH 31° EAST 326.8 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 31° WEST 326.8 FEET TO THE CENTER OF 45TH SOUTH STREET; THENCE WEST 49.5 FEET; THENCE SOUTH 31° EAST 456.885 FEET; THENCE EAST 49.5 FEET; THENCE NORTH 31° WEST 130.085 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO. 22-04-429-021.