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9/23/2021 1:03:00 PM \$40.00
Book - 11243 Pg - 3567-3569
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Frank Roan
75 North "H" Street
Salt Lake City, UT 84103



File No.: 148000-BJY

WARRANTY DEED

Alex J. Ferikes aka Alex Ferikes, a married man

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Frank Roan

GRANTEE(S) of Salt Lake City, 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:

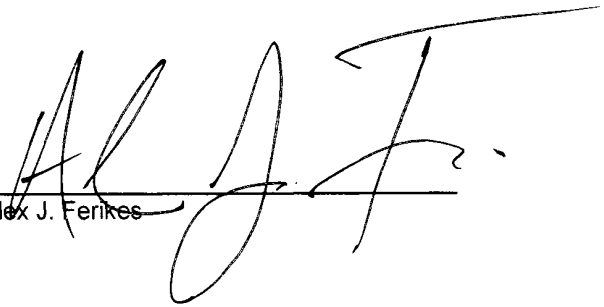
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 09-31-482-025 (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.

[Signature on following page]

Dated this 22nd day of September, 2021.


Alex J. Ferikes

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of September, 2021, before me, personally appeared Alex J. Ferikes, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land as shown in Special Warranty Deed, recorded June 20, 2013, as Entry No. 11668114, in Book 10151, at Page 5351, Official Records. Also a portion of a parcel of Land as shown on Quit-Claim Deed, recorded March 14, 1996, as Entry No. 6304033, in Book 7351, at Page 2637, Official Records, being a part of Lot 4, Block 22, Plat "D", Salt Lake City Survey, being in Salt Lake City, County of Salt Lake, State of Utah, being more particularly described as follows:

Beginning at a point on the East line of said Lot 4, said point being South 00°00'24" East along said East line 84.50 feet, from the Northeast corner of said Lot 4; and running thence South 00°00'24" East along said East line 33.00 feet; thence South 89°58'50" West 103.75 feet; thence South 00°00'24" East 19.00 feet; thence South 89°58'50" West 61.25 feet, to the West line of said Lot 4; thence North 00°00'24" West along said West line 21.00 feet; thence North 89°58'50" East 41.25 feet; thence North 00°00'24" West 31.00 feet; thence North 89°58'50" East 123.75 feet, to the point of beginning.

PARCEL 1A:

A non-exclusive right of way for ingress and egress purposes appurtenant to Parcel 1, described as follows:

Beginning 84 1/2 feet South of the Northeast corner of said Lot 4; and running thence West 123 feet 9 inches; thence North 4 1/2 feet; thence East 123 feet 9 inches; thence South 4 1/2 feet to the place of beginning.

PARCEL 1B:

A non-exclusive right of way for ingress and egress purposes appurtenant to Parcel 1, described as follows:

Beginning 43.5 feet North of the Southeast corner of Lot 4, Block 22, Plat "D", Salt Lake City Survey; and running thence North 6 feet; thence West 123.75 feet; thence South 12 feet; thence East 123.75 feet; thence North 6 feet to the point of beginning.