

Mail Recorded Deed and Tax Notice To:
Douglas Carver
9558 South 3100 East
Sandy, UT 84092

13817141
11/5/2021 12:02:00 PM \$40.00
Book - 11264 Pg - 9687-9689
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INGEO SYSTEMS
BY: eCASH, DEPUTY - EF 3 P.



File No.: 147487-BJG

WARRANTY DEED

James W. Collinson and Deborah A. Collinson

GRANTOR(S) of Sandy, State of Utah, hereby Conveys and Warrants to

Douglas Carver, a married person

GRANTEE(S) of Sandy, 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:

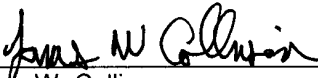
SEE EXHIBIT A ATTACHED HERETO

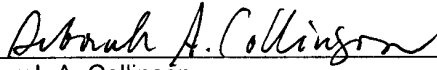
TAX ID NO.: 28-11-177-028 (for reference purposes only)

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 21st day of October, 2021.

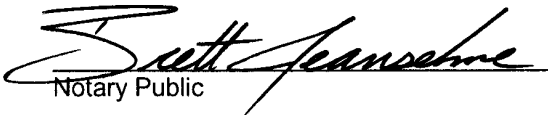

James W. Collinson


Deborah A. Collinson

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of October, 2021, before me, personally appeared James W. Collinson, 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



STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of October, 2021, before me, personally appeared Deborah A. Collinson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

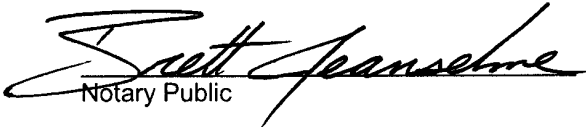

Notary Public



EXHIBIT A
Legal Description

Beginning at a point 158 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence West 148.5 feet; thence North 155.5 feet, more or less, to the South line of Little Cottonwood Road; thence North 75°33' East 153.45 feet along said South line to a point North of beginning; thence South 205 feet more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM:

A parcel of land being part of an entire tract located in the Northwest quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said entire tract is described in that Quit Claim Deed recorded as Entry No. 5210875, Book 6420, Page 2756, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at the Northeasterly corner of said entire tract, which point is 351.77 feet North 00°20'35" East (Record = 363 feet North) from the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 11; thence South 00°20'35" West (Record = South) 16.15 feet along the Easterly boundary line of said entire tract and quarter section line of said Section 11; thence North 89°39'25" West 29.84 feet to a point of non-tangency with an 18.00 foot radius curve to the left; thence Northwesterly 9.02 feet along the arc of said curve, bearing to radius point is South 60°42'34" West (chord bears North 43°38'38" West 8.93 feet) having a central angle of 28°42'24"; thence North 85°27'22" West 1.34 feet to the Northerly boundary line of said entire tract and said Southerly right of way line of Little Cottonwood Road; thence North 75°53'35" East (Record = North 75°33' East) 38.60 feet along said Northerly boundary line and Southerly right of way line to the point of beginning.