

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Jennifer Merrill
12748 S Hideaway Cove
Draper, UT 84020
File No.: 71270-TJR

13842095
12/8/2021 10:27:00 AM \$40.00
Book - 11279 Pg - 4641-4642
RASHELLE HOBBS
Recorder, Salt Lake County, UT
VANGUARD TITLE - OREM
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

GRANTOR(S): **Jennifer Merrill**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Alma Merrill and Jennifer Merrill, husband and wife as joint tenants**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

Beginning at a point which is 1320.677 feet East and 815.43 feet South of the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being coincident with the center of a fence line; thence South 89°52'10" East 202.203 feet; thence South 89°52'10" East 617.412 feet to the true point of beginning, and running thence South 00°07'50" West 200.00 feet; thence North 89°52'10" West 220.00 feet; thence North 00°07'50" East 200.00 feet; thence South 89°52'10" East 220.00 feet to the true point of beginning.

Parcel A:

Together with a right of way over the following described property: Commencing at the point 1320 feet East and 806.85 feet South from the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 8.58 feet to a point said point being coincident with a corner of a fence line; thence South 00°06'37" West 624.03 feet; thence South 89°48'40" East 1320 feet, more or less, to a point in the center of 300 East Street; thence Northerly along the center of 300 East Street 175.35 feet to the true point of beginning; thence North along the center of 300 East Street 30 feet; thence North 89°52'54" West 444.31 feet; thence North 00°15'54" East 220 feet; thence North 89°52'54" West 30 feet; thence North 89°52'10" West 50 feet; thence South 00°15'54" West 222 feet; thence South 89°52'54" East 474.31 feet to the true point of beginning.

Tax Parcel No.: 28-31-126-030

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 3RD day of December, 2021.



Jennifer Merrill

State of Utah }
County of Utah } ss.
Salt Lake }

On this 3rd day of December, 2021, personally appeared before me Jennifer Merrill, the signer of the above instrument, who duly acknowledged to me that she executed the same.

Witness my hand and official seal.

Notary Public

