

**MAIL TAX NOTICE TO:**

**Name:** GRANTEE  
**Address:** 5508 WALKER ESTATES  
Holladay, UT 84117

**13869288 B: 11294 P: 2376 Total Pages: 2**  
**01/13/2022 12:38 PM By: zhook Fees: \$40.00**  
**WD- WARRANTY DEED**  
**Rashelle Hobbs, Recorder, Salt Lake County, Utah**  
**Return To: TITLE GUARANTEE**  
**1385 E FORT UNION BLVDSALT LAKE CITY, UT 841212887**

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## **WARRANTY DEED**

**MSF Holdings LLC, a Utah Limited Liability Company**

**GRANTOR**

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

**JOAN TAYLOR FENTON**

**GRANTEE**

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

**The following described tract of land in Salt Lake County, State of Utah:**

**Commencing 0.3 chains North and North 76° West and 213.2 feet North 17°45' East 16.5 feet and North 22°41' East 333 feet and North 64°28' West 872 feet and North 55° West 316.09 feet from the Southeast corner of the Southwest quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, North 55° West 140 feet; North 29°32' East 310 feet; South 55° East 140 feet; South 29°32' West 310 feet to the point of the beginning.**

**Subject to a Right of Way for pipeline, not to exceed 20 feet from the said property line bounded by that certain road known as 5340 South Street.**

**Tax Serial No. 22-10-328-006**

TG File No. 34570-RS

also known by street and number of: 2171 East 5340 South, Holladay, UT 84117

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 13 day of JANUARY, 2022.

MSF Holdings LLC, a Utah Limited Liability Company

By: 

Michael S. Fenton, Managing Member

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 13 day of JANUARY, 2022, personally appeared Michael S. Fenton, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Managing Member of MSF Holdings LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Managing Member acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

  
Notary Public

