

13890965 B: 11305 P: 8853 Total Pages: 3  
02/14/2022 03:48 PM By: salvarado Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HIGHLAND TITLE  
6622 S 1300 ESALT LAKE CITY, UT 84121

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Tyson Curtis  
Luz Elizabeth Martinez  
520 North Arctic Court  
Salt Lake City, UT 84103  
File No.: 55883

Parcel No.: 08-36-206-012 and 08-36-206-016

**WARRANTY DEED**  
(Individual Form)

**Tyler John Simms and Kimberlie Simms**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Tyson Curtis and Luz Elizabeth Martinez,**

**GRANTEE,**

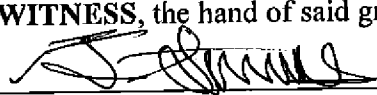
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 520 North Arctic Court, Salt Lake City, UT 84103

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.


WITNESS, the hand of said grantor this 9<sup>th</sup> day of FEB, 2022.

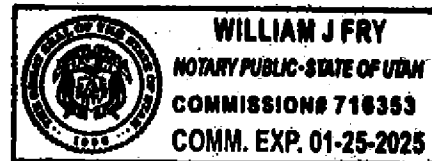
  
Tyler John Simms

  
Kimberlie Simms

State of Utah  
County of SALT LAKE

On this 9 day of FEB, 2022 before me, the undersigned Notary Public, personally appeared Tyler John Simms and Kimberlie Simms, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person (s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 1.25.25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

COMMENCING AT A POINT 10 RODS NORTH OF THE SOUTHEAST CORNER OF LOT 2, BLOCK 132, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 145 FEET; THENCE SOUTH 30 FEET; THENCE EAST 145 FEET; THENCE NORTH 30 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY OVER:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, AND RUNNING THENCE NORTH 165 FEET; THENCE EAST 20 FEET; THENCE SOUTH 30 FEET; THENCE EAST 90 FEET; THENCE SOUTH 12 FEET; THENCE WEST 90 FEET; THENCE SOUTH 123 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 08-36-206-012

**PARCEL 2:**

BEGINNING 123 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 132, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 12 FEET; THENCE WEST 40 FEET; THENCE SOUTH 12 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 08-36-206-016