

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

When Recorded, Mail Deed and Tax Notice To:
Michael Barlow and Rachel Richards
1433 East Dawn Drive
Salt Lake City, UT 84121

13961651 B: 11344 P: 1371 Total Pages: 3
05/31/2022 04:47 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRULY TITLE, INC. - UTAH
6965 S UNION PARK CTR STE 180MIDVALE, UT 840476019

WARRANTY DEED

Michael Barlow and Rachel Richards, grantor, hereby CONVEY(S) and WARRANT(S) to

Michael Barlow and Rachel Richards, husband and wife, as joint tenants

,grantee, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

The land hereinafter referred to is situated in the City of Salt Lake City, County of Salt Lake, State of UT, and is described as follows:

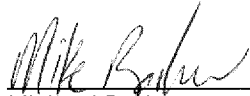
See Attached Exhibit"A"

APN: 22-21-305-115; and A portion of 22-21-305-123


The intent of this Deed is to combine the two properties described in Exhibit "A" into one Parcel Number.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor(s), this 25 day of May, 2022.



Michael Barlow



Rachel Richards

COURTESY RECORDING

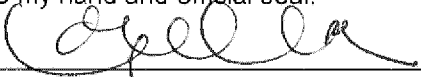
NOTE: This document is being recorded solely as a courtesy by Truly Title. No representations are made as to the accuracy or validity of said document.

State of Utah
County of Salt Lake

On this 25 day of May, 2022, before me, Teresa Troske, Notary Public, personally appeared Michael Barlow and Rachel Richards, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

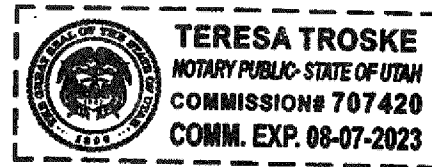


Exhibit "A"

Beginning at a point at the Southwest Corner of Lot 2, Dawn Circle Subdivision, said point also being 691.40 feet North 01 degrees 34 minutes 49 seconds East and 310.54 feet South 82 degrees 54 minutes 58 seconds East and North 03 degrees 20 minutes 00 seconds East 283.03 feet from the Southwest Corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 03 degrees 20 minutes 00 seconds East along the West subdivision line 123.58 feet; thence East 102.49 feet to the West property line of Lot 1 of said subdivision; thence South 05 degrees 18 minutes 37 seconds East along said lot line 78.27 feet to the North right of way line of Dawn Drive and a point on a curve; thence Southwesterly along the arc of a 50 foot radius curve to the left a distance of 72.11 feet, the center bears South 05 degrees 19 minutes 08 seconds East (chord bears South 43 degrees 22 minutes 11 seconds West 66.02 feet); thence North 87 degrees 56 minutes 56 seconds West 71.63 feet to the point of beginning.

Also:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF LOT 2, DAWN CIRCLE SUBDIVISION, SAID POINT ALSO BEING 691.40 FEET NORTH 01°34'49" EAST AND 310.54 FEET SOUTH 82°54'58" EAST AND NORTH 03°20'00" EAST 283.03 FEET AND NORTH 03°20'00" EAST 123.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE EAST 102.49 FEET TO THE WEST PROPERTY LINE OF LOT 1 OF SAID SUBDIVISION; THENCE NORTH 05°18'37" WEST ALONG SAID LOT LINE 123.52 FEET; THENCE SOUTH 49°03'39" WEST 116.97 FEET; THENCE SOUTH 03°20'00" WEST 46.42 FEET TO THE POINT OF BEGINNING.