

Recording requested by:  
Utah Mountain Title & Escrow Insurance Agency

After Recording Return To:  
R.Gary Winger and Katalina M. Dean  
404 North 3050 East  
Layton, UT 84040

File Number: KS-70540  
Parcel ID: 28-14-428-042-0000

13989901 B: 11359 P: 262 Total Pages: 2  
07/26/2022 09:34 AM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: UTAH MOUNTAIN TITLE  
7430 S. CREEK ROADSANDY, UT 84093

## Warranty Deed

Know All Men By These Presents that , **Michael J. Milner**, (henceforth referred to as "Grantor") of **Sandy**, for consideration paid, grant to **R. Gary Winger and Katalina M. Dean, joint tenants**, (henceforth referred to as "Grantee") of **Sandy**, with **WARRANTY COVENANTS**:

\*\*\*SEE ATTACHED EXHIBIT "A"\*\*\*\*\*

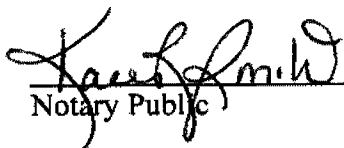
In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 22nd day of July, 2022.

  
\_\_\_\_\_  
Michael J. Milner

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 22 day of July, 2022, before me Karen R. Smith, a notary public, personally appeared Michael J. Milner, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public



## EXHIBIT "A"

ALL THAT PORTION OF LAND BEING A PORTION OF LOT 1, THE FELLERHOFF SUBDIVISION, RECORDED DECEMBER 9, 1999, IN BOOK 99-12P, AT PAGE 325, OFFICIAL RECORDS, IN THE CITY OF SANDY, SALT LAKE COUNTY, UTAH, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING S 0°38'11" W 1341.76 FEET, S 89°43'49" E 1367.72 FEET, FROM THE CENTER OF SAID SECTION 14; RUNNING THENCE ALONG THE WEST, NORTH AND EAST LINES OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES:

(1) N 7°15'00" W 238.69 FEET, (2) N 23°40'00" E 175.00 FEET, (3) N 67°15'00" E 70.00 FEET, (4) S 66°25'00" E 129.64 FEET, (5) S 20°22'59" E 22.97 FEET, (6) S 58°32'35" W 118.09 FEET, AND (7) S 14°23'09" W 125.37 FEET, TO THE MOST NORTHERLY CORNER OF LOT 3 OF SAID THE FELLERHOFF SUBDIVISION; THENCE N 42°02'06" W 48.02 FEET; THENCE S 62°55'13" W 26.08 FEET; THENCE S 1°25'21" W 67.36 FEET, TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 1°17'16" E 124.32 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°47'00" W ALONG SAID LINE 45.36 FEET, TO THE POINT OF BEGINNING

Tax Parcel No.: 28-14-428-042-0000

(for reference purposes only)