14020733 B: 11374 P: 7991 Total Pages: 2 09/23/2022 03:10 PM By: ggasca Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah **Return To: MERIDIAN TITLE COMPANY** 64 E WINCHESTER STSALT LAKE CITY, UT 841075600

When recorded mail to (Tax Mailing Address): Grantee 3611 S Arbor Park Drive Magna, UT 84044

WARRANTY DEED

Trisha Smith, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Trisha Smith, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007

GRANTEE, the following real property located in Salt Lake County, State of Utah, described as:

A parcel of land in the Northeast Quarter of Section 32, Township I South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at a point South 882.78 feet and East 1014.40 feet from the North Ouarter corner of said Section 32, basis of bearing being South 89°49'24" East between said North Quarter corner and the Northeast corner of said Section 32:

thence South 89°44'24" East 239.05 feet; thence South 39°00'00" West 121.25 feet; thence along the arc of a 40.50 foot radius curve left, the bearing to radius point being South 28°29'37" West (the chord of which bears North 75°41 '23" West 19.85 feet) a distance of 20.05 feet, having a central angle of 28°21'59"; thence North 89°52'22" West 67.99 feet; thence along the arc of a 19.50 foot radius curve right (the chord of which bears North 64°00'21" West 17.01 feet) a distance of 17.61 feet, having a central angle of 51°44'01"; thence North 38°08'21" West 97.56 feet; thence North 0°10'36" East 6.06 feet to the point of beginning.

Tax Parcel No. 14-32-201-057

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

ACCOMMODATION RECORDING ONLY

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

| In witness whereof, Granton | has executed thi | s instrument this | <u>Coth</u> day | of September, 2 | .022. |
|---------------------------------------|------------------|-------------------|---|-----------------|-------|
| Trisha Smith | | | | | |
| STATE OF UTAH |) :ss | | | | |
| COUNTY OF SALT LAKE |) | | | | |
| The foregoing instrument water Smith. | as acknowledged | before me this | BROOK LYNNE C | | 122 |
| NOTARY PUBLIC | : | | NOTARY PUBLIC S COMMISSION COMM. EXP. | # 717293 | ţ |