

14073620 B: 11401 P: 6868 Total Pages: 4
02/17/2023 02:15 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Baxendell Gregor Properties LLC, a Utah limited liability company
503 N Welling Way
Farmington, UT 84025



File No.: 163313-WHP

WARRANTY DEED

Tanya M. Sargent and Arlan O. Headman, Jr., as tenants in common

GRANTORS of Salt Lake County, State of Utah, hereby Convey and Warrant to

Baxendell Gregor Properties LLC, a Utah limited liability company

GRANTEE of Farmington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-33-357-037 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 9th day of February, 2023.

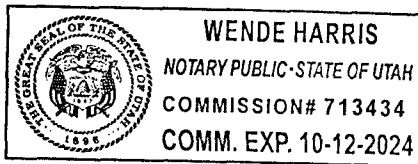
Tanya M. Sargent
Tanya M. Sargent
Arlan O. Headman, Jr.
Arlan O. Headman, Jr.

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of February, 2023, before me, personally appeared Tanya M. Sargent, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same.

Wende Harris
Notary Public



STATE OF _____

COUNTY OF _____

On this _____ day of February, 2023, before me, personally appeared Arlan O. Headman, Jr., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

See attached Certificate

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On February 9, 2023 before me, Laura Stotts, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Arrian O. Headman, Jr.
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Laura Stotts
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT A
Legal Description

Beginning at a point on the West boundary line of 15th East Street which point is 732.20 feet South of the Northeast corner of Lot 11, Block 2, Ten Acre Plat "A", Big Field Survey, and running thence West 134 feet; thence South 16.5 feet; thence East 134 feet; thence North 16.5 feet to the point of beginning.

ALSO:

Beginning at a point on the West boundary line of 15th East Street which point is 732.20 feet South and 130 feet West of the Northeast corner of Lot 11, Block 2, Ten Acre Plat "A", Big Field Survey, and running thence North 72 feet; thence West 76 feet; thence South 72 feet; thence East 76 feet to the point of beginning.

ALSO:

Being in the Southwest quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Meridian.

Commencing 732.2 feet South and 134 feet West from the Northeast corner of Lot 11, Block 2, Ten Acre Plat "A", Big Field Survey; thence South 67 feet; thence West 72 feet; thence North 67 feet; thence East 72 feet to the beginning.