

14111806 B: 11422 P: 5495 Total Pages: 2
05/31/2023 11:16 AM By: tpham 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:
Erick D. Garcia
2659 South 8550 West
Magna, UT 84044



File No.: 167590-LMP

WARRANTY DEED

Josh Jensen, a single man,

GRANTOR(S), of Magna, State of Utah, hereby Conveys and Warrants to

Erick D. Garcia, a single man

GRANTEE(S), of Magna, 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:

Beginning at a point North 88°45' East 575.0 feet and North 0°37' East 249.5 feet from an iron pin which is located North 88°49' East 3372.9 feet from the quarter corner of Sections 19 and 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian and running thence North 0°37' East 100 feet; thence North 86°45' East 100 feet record (North 88°45' East actual); thence South 0°37' West 100 feet; thence South 88°45' West 100 feet to the point of beginning.

TAX ID NO.: 14-20-378-003 (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.

This Warranty Deed hereby fully satisfies any interest Grantor has in that certain Notice of Interest recorded August 7, 2020, as Entry No. 13354742, Salt Lake County Recorder's Office.

[Signature on following page]

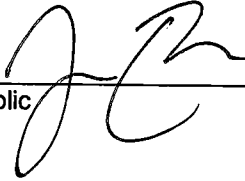
Dated this 30 day of May, 2023.


Josh Jensen

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30 day of May, 2023, before me, personally appeared Josh Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public

