



**MURRAY**  
ADMINISTRATIVE &  
DEVELOPMENT SERVICES

## Second Kitchen Covenant

14149212 B: 11443 P: 126 Total Pages: 2  
09/06/2023 11:18 AM By: avice Fees: \$40.00  
Rashelle Hobbs Recorder, Salt Lake County, Utah  
RETURN TO: CREED LARSEN UT 84123  
8559 800 MURRAY

GRANTOR(s), Creed Sterling Larsen & Shannon Grandy, an individual,

hereby grants, for consideration received to GRANTEE, Salt Lake County, Utah, the following described covenant restricting the use of the following property (hereby the Property):

Property Address: 5652 SO. Blue Barn Circle, Murray, Utah, 84123

Parcel Identification # 21142770480000

Legal Description: See Attached

Grantor, his/her heirs, legal representatives, or assigns, including any future owner or leaseholder of the property, or any of them, shall not, nor will at any time during their ownership or control of the Property, use the Property for anything other than a single family residence without first obtaining approval from the Murray City Planning Commission by way of a Conditional Use Permit for an Accessory Dwelling Unit. The construction, installation, or preexistence of a second kitchen within a single family residential dwelling is for the sole use and enjoyment of one family, (as defined by the Murray Municipal Code) living within the dwelling.

This Covenant shall run with the property, and shall be binding on all future owners, heirs, assigns, leaseholders, or other legal representatives. This Covenant is for the benefit of Murray City and shall serve as a notice that the existence of the second kitchen does not constitute City approval for an additional dwelling unit. Any desire or intent to use the second kitchen as part of a second dwelling unit on this Property shall only be allowed with approval of a Conditional Use Permit by the Murray City Planning Commission for the Accessory Dwelling Unit.

If this Covenant is breached or violated in any way, Murray City may, at its option, require immediate termination of the offending use. Murray City hereby reserves all rights of enforcement and other remedies available by law. This Covenant shall remain in effect regardless of the amount of time the Property is used in violation of this Covenant.

Dated this 1st day of September, 2023.

Creed Sterling Larsen  
Signed

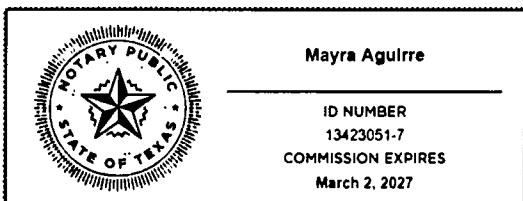
Shannon Grandy  
Signed

State Of ~~Utah~~ <sup>TX</sup> Texas )  
County of ~~Salt Lake~~ <sup>Harris</sup> Harris County ss:

On the 1st day of September, 2023 personally appeared before me \_\_\_\_\_

Creed Sterling Larsen and Shannon Grandy the signer(s) of the within instrument

and who duly acknowledged to me that they executed the same.



Notarized online using audio-video communication

Meribon  
Notary Public

Residing in Texas Harris County

My commission expires: 03/02/2027



*DocQuery*

**Parcel Number • 21-14-277-048-0000**

Active Parcel Number

**Acreage • 0.2351**

**Address • 5652 S BLUE BARN CIR • MURRAY • 84123**

**Owner of Record**

JT LARSEN, CREED

JT LARSEN, SHANNON GRANDY

**Legal Description • Property Description For Taxation Purposes Only**

LOT 2, CIRCLE A ESTATES.

*C.C. - 9-6-23*