

14150564 B: 11443 P: 6660 Total Pages: 2  
09/08/2023 03:05 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)  
1092 E SOUTH UNION AVEMIDVALE, UT 840472902

RECORDING REQUESTED BY:  
Integrated Title Insurance Services, LLC  
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:  
Grantee  
1460 South 900 West  
Salt Lake City, UT 84104

## SPECIAL WARRANTY DEED

ITS File No.: 93259  
PIN: 15-14-203-028

1460 WEST LLC, a Utah limited liability company, Grantor,  
of Murray, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by,  
through or under the grantor, but not otherwise, to  
RONALD S. MYERS, Grantee,  
of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----  
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake  
County, State of Utah, to-wit:

COMMENCING 50 RODS EAST AND 921 ¼ FEET SOUTH AND 7.22 FEET WEST FROM THE  
NORTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 14 TOWNSHIP 1 SOUTH RANGE  
1 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE; SOUTH 0°34'56" EAST  
.87 FEET; THENCE SOUTH 0°34'59" EAST 49.13 FEET; THENCE WEST 273.79 FEET; THENCE  
NORTH 50 FEET; THENCE EAST 273.28 FEET TO THE POINT OF BEGINNING.

### ALSO DESCRIBED AS:

COMMENCING 50 RODS EAST AND 921 ¼ FEET SOUTH FROM THE NORTHWEST CORNER  
OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 50 FEET; THENCE WEST 280-1/2 FEET;  
THENCE NORTH 50 FEET; THENCE EAST 280-1/2 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SALT LAKE CITY  
CORPORATION BY WARRANTY DEED RECORDED FEBRUARY 26, 1988, AS ENTRY NO.  
4590515, IN BOOK 6006, PAGE 2734, OF OFFICAL RECORDS AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

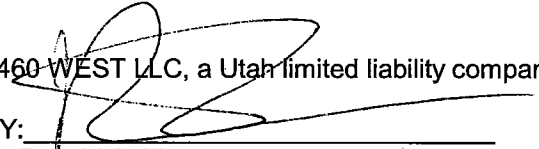
COMMENCING AT A POINT EAST 825 FFET AND SOUTH 921.25 FEET FROM THE  
NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1  
SOUTH, RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 50.00 FEET  
ALONG THE EXISTING STREET RIGHT OF WAY WEST 6.71 FEET; THENCE NORTH 0°34'39"  
WEST 49.13 FEET; THENCE NORTH 0°34'56" WEST 0.87 FEET; THENCE EAST 7.22 FEET TO  
THE POINT OF BEGINNING.

Parcel Identification No. 15-14-203-028.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of  
record.

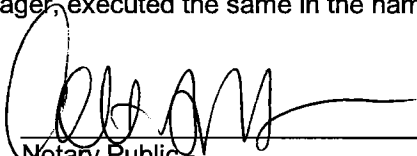
WITNESS the hand of said grantor, this 8th day of September, 2023.

1460 WEST LLC, a Utah limited liability company

BY:   
Ronald S. Myers, Manager

STATE OF UTAH  
ss.  
COUNTY OF SALT LAKE

On the 8th day of September, 2023, personally appeared before me Ronald S. Myers who being duly sworn did say that he/she/they is the Manager of 1460 WEST LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Ronald S. Myers acknowledged to me that he/she/they, as such Manager, executed the same in the name of the limited liability company.

  
Notary Public

Commission Expires: 06-11-27  
Commission No.: 731460

