

14156910 B: 11447 P: 1670 Total Pages: 3
09/27/2023 08:30 AM By: srigby Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY
1100 SUPERIOR AVENUE, SUITE200CLEVELAND, OH 44114

Recording Requested by:

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Carol S. Bay and James Bay
10175 South Dimple Dell Road
Sandy, UT 84092

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **91640862LA (BM)**
A.P.N.: **28-11-379-009-0000; 28-11-379-011-0000 and 28-11-379-014-0000**

James G. Bay and Carol S. Bay, individually AND James G. Bay and Carol S. Bay, Trustees of The James and Carol Bay Revocable Trust, dated the 24th day of February, 2023, Grantor, of Sandy, Salt lake County, State of UT, hereby CONVEY AND WARRANT to

James G. Bay and Carol S. Bay, as joint tenants , Grantee, of Sandy, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

PARCEL 1:

BEGINNING AT A POINT WHICH IS 185.25 FEET WEST AND NORTH 95 FEET AND WEST 29.60 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°24'42" EAST 96.43 FEET; THENCE NORTH 60°27'01" WEST 174.79 FEET; THENCE SOUTHERLY ALONG THE CENTERLINE OF DIMPLE DELL DRIVE THE FOLLOWING (5) COURSES; SOUTH 40°57'35" WEST 26.84 FEET; THENCE SOUTH 30°03'54" WEST 35.34 FEET; THENCE SOUTH 25°05'31" WEST 36.42 FEET; THENCE SOUTH 20°10'02" WEST 44.40 FEET; THENCE SOUTH 16°05'47" WEST 44.17 FEET; THENCE SOUTH 73°00'13" EAST 33.00 FEET; THENCE EAST 60.08 FEET; THENCE SOUTH 5.00 FEET; THENCE EAST 136.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS 185.25 FEET WEST AND NORTH 95 FEET AND WEST 29.60 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N01°24'42" E.96.43 FEET THENCE N60°27'01"W 174.79 FEET, THENCE SOUTHERLY ALONG THE

