

14156912 B: 11447 P: 1688 Total Pages: 2
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 G. 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, Grantor, of **Sandy, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

James G. Bay and Carol S. Bay, Trustees of The James and Carol Bay Revocable Trust, dated the 24th day of February, 2023, 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

CENTERLINE OF DIMPLE DELL DRIVE THE FOLLOWING(5) COURSES: S40°57'35"W 26.84 FEET, S30°03'54"W 35.34 FEET, S25°05'31"W 36.42 FEET, S20°10'02"W 44.40 FEET AND S16°05'47"W 44.17 FEET, THENCE S73°00'13" E 33.00 FEET, THENCE EAST 60.08 FEET, THENCE SOUTH 5.00 FEET, THENCE EAST 136.34 FEET TO THE POINT OF BEGINNING."


EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED BY JAMES GILLETTE BAY AND CAROL SWINT BAY, HUSBAND AND WIFE TO MAJESTIC PARTNERS, LIMITED, A UTAH LIMITED PARTNERSHIP BY DEED RECORDED MARCH 17, 2000, AS ENTRY NO. 7598007 IN BOOK 8349, PAGE 1198 OF OFFICIAL RECORDS.

PARCEL 3:

BEGINNING NORTH 0°30'49" WEST 322.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°30'49" WEST 38.71 FEET; THENCE NORTH 87°25' WEST 75.1 FEET; THENCE SOUTH 79°01' WEST 27.44 FEET; THENCE SOUTH 76°10'28" WEST 25.2 FEET; THENCE SOUTH 36° EAST 20.87 FEET; THENCE SOUTH 88°11'39" EAST 21.45 FEET; THENCE NORTH 74°48'32" EAST 23.06 FEET; THENCE SOUTH 82°16'34" EAST 24.8 FEET; THENCE SOUTH 23°43'14" EAST 17.48 FEET; THENCE EAST 39.21 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.


Witness, the hand(s) of said Grantor(s), this September 22nd 2023

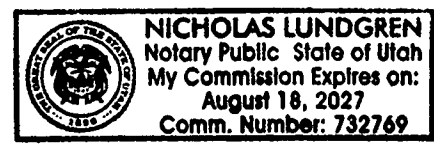

James G. Bay

STATE OF Utah)
)Ss.
COUNTY OF Salt Lake)


Carol S. Bay

On September 22nd, 2023, personally appeared before me, **James G. Bay and Carol S. Bay**, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public
Nicholas Lundgren
(Printed Name)
My Commission expires: August 18, 2027



{Seal or Stamp}