

S27350

AFTER RECORDING RETURN  
AND MAIL TAX NOTICES TO:  
Kaskade Homes, LLC, a Utah limited liability company  
78 West 13775 South Ste. 1  
Draper, UT 84020

14159409 B: 11448 P: 6158 Total Pages: 3  
10/03/2023 12:41 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ASPEN TITLE  
545 WEST 500 SOUTH BOUNTIFUL, UT 84010

## WARRANTY DEED

**LORI LIN WINTER and MAURICE N. WINTER**

Grantor,

of Bluffdale, County of Salt Lake, State of Utah  
hereby CONVEY and WARRANT to

**Kaskade Homes, LLC, a Utah limited liability company**

Grantee,

of Bluffdale, County of Salt Lake, State of Utah

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the  
following tract of land in the County of SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

PT 33-04-326-005-0000

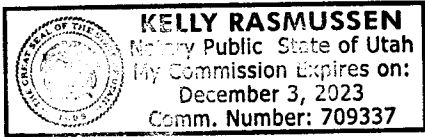
WITNESS the hand of said grantor, this 3 day of October, 2023

*Lori Lin Winter*  
\_\_\_\_\_  
Lori Lin Winter

*Maurice N. Winter*  
\_\_\_\_\_  
Maurice N. Winter

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE        )

On the 3 day of October, 2023, personally appeared before me Lori Lin Winter and Maurice N. Winter, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



*Kelly Rasmussen*  
\_\_\_\_\_  
Notary Public

**ORDER NUMBER: S27350**

**EXHIBIT "A"**

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE QUARTER SECTION LINE 775.00 FEET AND NORTH 89°51' WEST 660.00 FEET FROM THE CENTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 215.00 FEET; THENCE NORTH 89°51' WEST 330.0 FEET; THENCE NORTH 330.00 FEET; THENCE SOUTH 89°51' EAST 140.61 FEET; THENCE SOUTH 115.0 FEET; THENCE SOUTH 89°51' EAST 189.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE QUARTER SECTION LINE 940.00 FEET FROM THE CENTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 50.00 FEET; THENCE NORTH 89°51' WEST 710.0 FEET; THENCE NORTH 50.00 FEET; THENCE SOUTH 89°51' 710.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PORTION OF AN ENTIRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED RECORDED 2/23/1998 AS ENTRY NO. 6870730 IN BOOK 7887 AT PAGE 0484, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 993.19 FEET NORTH 89°51'00" WEST AND 663.26 FEET SOUTH 00°01'21" WEST FROM THE CENTER OF SAID SECTION 4, AND RUNNING THENCE SOUTH 89°52'22" EAST 144.45 FEET; THENCE SOUTH 31.43 FEET TO A POINT ON A 271.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE 39.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°25'57" (CHORD BEARS NORTH 85°39'23" WEST 39.92 FEET); THENCE NORTH 89°52'22" WEST 104.65 FEET; THENCE NORTH 00°01'21" EAST 28.50 FEET TO THE POINT OF BEGINNING.