

Return to: Salt Lake County Recorder

C/O MZEIGER

2001 S State St #N1-600

Salt Lake City, UT 84109-1150

14217816 B: 11478 P: 7057 Total Pages: 4
03/19/2024 01:04 PM By: mpalmer Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MZEIGER



RECORDER'S NOTICE

NOTICE IS HEREBY GIVEN BY THE SALT LAKE COUNTY RECORDER'S
OFFICE as follows:

This document is being recorded to cause an effect on taxed parcels as shown below, based on the following identified document(s) as previously recorded with this office and subjected to the conditions set forth.

The Purpose of this document is to address issues related to a legal description error.

This Recorder's Notice is being made to adjust the beginning point of the Recorder's Office Ledger legal description from "SE COR OF SEC 24, T2S, R1E, SLM" to "SE COR OF SEC 24, T2S, R1W, SLM" to more accurately reflect the descriptions commonly used on title and the actual location of parcels 22-19-352-007 & 22-19-352-008.

	Document Type	Recorded	Entry	Book	Page
1.	SWD	3/25/2016	12247201	10414	8573



Parcel Number(s) and Legal Description(s)

Parcel Number	Property Description For Taxation Purposes Only
22-19-352-007-0000	BEG N 399.3 FT & E 270.73 FT FR SE COR SEC 24, T 2S, R 1E, S L M; W 141.31 FT; S 8.25 FT; W 177.32 FT; NE'LY ALG CURVE TO R 52.03 FT; E 270.29 FT; S 4°00'25" W 7.2 FT TO BEG. 0.08 AC M OR L. 4670-0363 5506-1197 7788-1518 9030-3036 9030-3053 10184-3464 10417-563
22-19-352-008-0000	BEG 23.7 RDS N FR SE COR SEC 24, T 2S, R 1E, S L M; E 130 FT N 8.25 FT; E 141.31 FT; S 4°00'25" W 34.5 FT; W 269 FT; N 26 FT TO BEG. 0.19 AC M OR L. 4504-0555 5506-1197 7788-1518 9030-3036,3053 10184-3464 10417-563

~~12247201
3/23/2016 3:38:00 PM \$14.00
Book - 10414 Pg - 8573-8574
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.~~

Founders Title Company 16-010394

MAIL TAX NOTICE TO:
RMJVC Properties, LLC
7527 Sandy Woods Lane
Midvale, UT 84047

SPECIAL WARRANTY DEED

Bryan A. Christensen and Thora Christensen, Trustees (and to their Successors in trust) of the Christensen Family Trust U/A/D September 28, 2013 Grantor,

of Midvale, County of Salt Lake County, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

RMJVC Properties, LLC Grantee

of Midvale, County of Salt Lake County, State of Utah

for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Salt Lake County, State of Utah:

Parcel No. 1: 22-19-352-009-0000

Commencing 291.3 feet North from the Southwest corner of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence North 74 feet; thence East 269 feet to State Street; thence South 3°50' West 74 feet; thence West 264 feet to the place of commencement.

Parcel No. 2: 22-19-352-007-0000

Beginning at a point on the West line of State Street, said point being North 399.30 feet and East 270.73 feet from the Southeast corner of Section 24, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 141.31 feet; thence South 8.25 feet; thence West 177.32 feet to a point on an 85.00 foot radius curve to the right, the center of which bears South 35°04'15" East; thence Northeasterly along the arc of said curve 52.03 feet to the point of tangency; thence East 270.29 feet to the West line of State Street; thence South 4°00'25" West along said West line 7.2 feet to the point of beginning.

Parcel No. 3: 22-19-352-008-0000

Beginning 23.7 rods North from the Southeast corner of Section 24, Township 2 South, Range 1 West, Salt Lake Meridian; running thence East 130 feet; thence North 8.25 feet; thence East 141.31 feet; thence South 4°00'25" West 34.5 feet; thence West 269 feet; thence North 26 feet to the place of beginning.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2016 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 22nd day of March, 2016.

~~Ent 12247201 BK 10414 PG 8573~~

The Christensen Family Trust U/A/D September 28, 2013

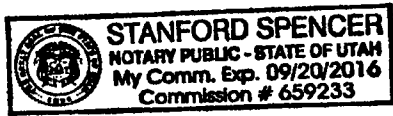
By: Bryan A. Christensen
Bryan A. Christensen, Trustee

By: Thora Christensen
Thora Christensen, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On the 22 day of March, 2016, personally appeared before me Bryan A. Christensen and Thora Christensen, Trustees of the Christensen Family Trust U/A/D September 28, 2013, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Stanford Spencer
Notary Public



~~BK 10444 PG 8574~~