

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 4547 South Abinadi Road
Salt Lake City, UT 84124

WARRANTY DEED

Eastwind Construction, LLC, a Limited Liability Company

GRANTOR

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

Nolan Dean Sapp and Kristi Sapp, As Joint Tenants

GRANTEE

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

Parcel 1:

Lot 203, Balsam Ridge Park Phase II, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 1A:

Together with a right of way over and across the following described property:

Beginning at the Southernmost corner of Lot 5, Balsam Ridge Park Phase 1, said point being South 0°07' West 3,635.29 feet and East 495.70 feet from the North Quarter Corner of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 51°00' East 160.84 feet to Abinadi Road; thence Northwesterly along the arc of a 50 foot radius curve to the right, chord bears North 9°34' West 40.18 feet, a distance of 41.36 feet;

thence South 51°00' West 20.00 feet; thence South 6°00' West 14.14 feet; thence South 51°00' West 150.59 feet; thence South 39°00' East 25.00 feet to the point of beginning.

Parcel 1B:

Together with a right of way described as follows:

Beginning at the Southeast corner of Lot 201, Balsam Ridge Phase 2, a subdivision situated in the Southeast Quarter of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°55'07" East 480.42 feet and South 3,626.26 feet from the North Quarter Corner of said Section 1, and running thence South 39°00'00" East 12.50 feet; thence South 51°00'00" West 89.72 feet; thence South 42°34'00" West 73.10 feet; thence South 10.72 feet; thence South 42°34'00" West 43.00 feet to a point on a 40.00 foot radius curve to the right, the radius point of which bears South 72°09'23" East; thence along the arc of said curve through a central angle of 312°12'01" 217.957 feet; thence North 42°34'00" East 122.62 feet; thence North 51°00'00" East 91.56 feet; thence South 39°00'00" East 12.50 feet to the point of beginning.

Address: 4547 South Abinadi Road Millcreek Utah 84124
Tax Serial No. 22-01-405-043

Parcel 2:

Beginning at the Westernmost corner of Lot 1, Balsam Ridge Park Phase 1; thence North 39°00'00" West 33 feet; thence North 51°00'00" East 190.59 feet; thence South 12°18'00" West 52.78 feet; thence South 51°00'00" West 149.39 feet to the point of Beginning.

Situated in Salt Lake County, State of Utah.

Address: 4552 South Zarahemla Drive Millcreek Utah 84124
Tax Serial No. 22-01-405-039

Parcel 3:

Beginning at the Northeasterly most corner of Lot 1, Skyline Hills Subdivision, North 38° East 81.89 feet more or less; South 0°03' East 1240.42 feet more or less (1250 feet more or less in Warranty Deed #5612123) to South Quarter corner said Section 1, Township 2 South, Range 1 East, Salt Lake Meridian; as identified in Warranty Deed #5612123 Westerly 51.50 feet more or less to South Quarter corner said Section 1 as identified in dedication Plat of Skyline Hills Subdivision 98-9P-252; North 1175.89 feet to beginning.

Situated in Salt Lake County, State of Utah.

TG File No. 46730-JK

Address: 4601 South Thousand Oaks Drive Millcreek Utah 84124
Tax Serial No. 22-01-376-026

also known by street and number of: 4547 South Abinadi Road, Salt Lake City, UT 84124

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 26 day of April, 2024.

Eastwind Construction LLC, a Limited
Liability Company

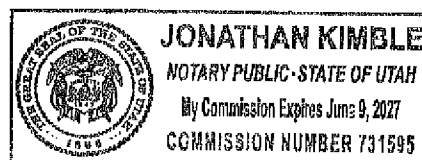
Randy Krantz, Manager
Randy Krantz, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 26 day of April, 2024, before me JON KIMBLE, a notary public, personally appeared Randy Krantz, Manager of Eastwind Construction LLC, a Limited Liability Company, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public



TG File No. 46730-JK