

14293766 B: 11521 P: 3890 Total Pages: 3
09/27/2024 04:15 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Jess Maxfield and Valerie Maxfield
12741 South Costanza Way
Draper, UT 84020



File No.: 182313-CAP

WARRANTY DEED

Linda A. Richins, as Trustee of the Vern LeLand Richins and Linda Asay Richins Living Trust,

GRANTOR(S), of Draper, State of Utah, hereby Conveys and Warrants to

Jess Maxfield and Valerie Maxfield, husband and wife as joint tenants,

GRANTEE(S), of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 28-33-129-019 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 27th day of September, 2024.

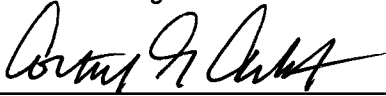
Vern LeLand Richins and Linda Asay Richins
Living Trust

BY: Linda A. Richins
Linda A. Richins
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 27th day of September, 2024, before me, personally appeared Linda A. Richins, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Vern LeLand Richins and Linda Asay Richins Living Trust.



Notary Public

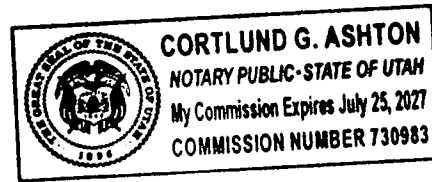


EXHIBIT A
Legal Description

PROPOSED LOT 2A, WARHORSE RANCH SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED FEBRUARY 27, 1995, AS ENTRY NO. 6029215, IN BOOK 7107 AT PAGE 943, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NOORDA SUBDIVISION, AS RECORDED IN BOOK 2016P AT PAGE 133, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE DRAPER CITY PARCEL CONVEYED BY WARRANTY DEED RECORDED SEPTEMBER 09, 1991, AS ENTRY NO. 5123414, IN BOOK 6354 AT PAGE 873, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING SOUTH 0°21'12" WEST 812.69 FEET (SOUTH 0°02'20" WEST 803.933 FEET BY DEED) ALONG THE SECTION LINE AND EAST 1669.55 FEET (1666.45 FEET BY DEED) TO SAID SOUTH LINE AND SOUTH 88°48'58" EAST 229.43 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE FROM THE NORTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 88°48'58" EAST 261.00 FEET (SOUTH 89°02'41" EAST BY DEED) ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF WHAT WAS HISTORICALLY THE UTAH LAKE IRRIGATION COMPANY CANAL, CURRENTLY THE DRAPER CITY PARCEL; THENCE SOUTH 19°04'56" EAST 171.54 FEET (SOUTH 19°14'34" EAST 167.55 FEET BY DEED) ALONG SAID WESTERLY LINE TO A POINT ON THE NORTH LINE OF LOT A, SOMERSET RIDGE SUBDIVISION, AS RECORDED IN BOOK 2001P AT PAGE 145 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 89°52'39" WEST 316.67 FEET (NORTH 89°55'41" WEST BY DEED AND SOUTH 89°39'00" WEST BY PLAT) ALONG SAID NORTH LINE; THENCE NORTH 0°07'21" WEST 168.18 FEET TO THE POINT OF BEGINNING.