

Recording Requested by:
First American Title Insurance Company
6975 S Union Park Center, Ste 120
Cottonwood Heights, UT 84047
(801)924-5370

14017698 B: 11373 P: 5210 Total Pages: 2
09/19/2022 03:56 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - UNION PARK
6985 S UNION PARK CTR STE 170MIDVALE, UT 840475040

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Dustin Chambers and Daniel Suarez
2065 East Bo Mar Drive
Cottonwood Heights, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **13742-6242806 (ER)**
A.P.N.: **22-22-303-004-0000**

Rosalie Rogers, as Trustee of The Rosalie Rogers Living Trust u/a/d June 25, 2012, as to Parcel 1; Rosalie Rogers, as to Parcel 2, Grantor, of Cottonwood Heights, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

Dustin Chambers and Daniel Suarez, as joint tenants, Grantee, of Cottonwood Heights, 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:

LOT 16, LA CRESTA PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

**BEGINNING AT THE NORTHWEST CORNER OF LOT 16, LA CRESTA PARK SUBDIVISION;
NORTH 7.88 FEET MORE OR LESS; SOUTH 8°33' EAST 60.18 FEET MORE OR LESS; SOUTH
71°03' EAST 37.11 FEET MORE OR LESS; SOUTH 13°32'38" WEST 7.32 FEET MORE OR LESS;
NORTH 71° WEST 34 FEET; NORTH 83°30' WEST 61.44 FEET TO BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this Sept. 19th, 2022.

The Rosalie Rogers Living Trust u/a/d June 25, 2012

Rosalie Rogers
Rosalie Rogers

Rosalie Rogers
Rosalie Rogers, Trustee

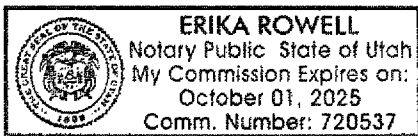
STATE OF Utah)
County of Salt Lake)ss.

On Sept. 19th 2022, before me, the undersigned Notary Public, personally appeared **Rosalie Rogers, as Trustee of The Rosalie Rogers Living Trust u/a/d June 25, 2012, as to Parcel 1; Rosalie Rogers, as to Parcel 2**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10.1.25

Erika Rowell
Notary Public



When recorded please return to:
First American Title Insurance Company
215 South State Street # 280
Salt Lake City, UT 84111

14050930 B: 11389 P: 9076 Total Pages: 3
12/08/2022 12:42 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - UNION PARK
6985 S UNION PARK CTR STE 170MIDVALE, UT 840475040

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

A.P.N.: 22-22-303-004-0000
Escrow No. 13742-6242806 (ER)

AFFIDAVIT
Re: Minor Typographical or Clerical Error

State of UT)
) ss.
County of SALT LAKE)

I, Erika Rowell, being first duly sworn, deposes and says that:

1. I am of adult age, have personal knowledge of all matters stated herein, and am in all respects competent to make this affidavit.
2. I am an employee of First American Title Insurance Company in the capacity of Licensed Escrow Officer
3. I am a Licensed Escrow Producer in the State of Utah.
4. The legal description of the land affected hereby is the following located in Salt Lake County, State of Utah:

 See Exhibit "A" attached hereto.
5. The record owner of the land affected hereby is:
 Dustin Chambers and Daniel Suarez, as joint tenants
6. I am familiar with that certain Warranty Deed containing a clerical error in the legal description, dated September 19th, 2022, by and between Rosalie Rogers, individually, and Rosalie Rogers, as Trustee of The Rosalie Rogers Living Trust u/a/d June 25, 2012, as Grantor, and Dustin Chambers and Daniel Suarez, as joint tenants, as Grantee, recorded in the office of the Salt Lake County Recorder on September 19, 2022 as Entry No. 14017698 in Book 11373 at Page 5210 of Official Records.
7. The clerical error in the Warranty Deed which is to be corrected by this affidavit, is as follows:

The legal description contained within the Warranty Deed erroneously specifies the following call:
PARCEL 1:

LOT 16, LA CRESTA PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, LA CRESTA PARK SUBDIVISION; NORTH 7.88 FEET MORE OR LESS; **SOUTH 8°33' EAST 60.18 FEET MORE OR LESS**; SOUTH 71°03' EAST 37.11 FEET MORE OR LESS; SOUTH 13°32'38" WEST 7.32 FEET MORE OR LESS; NORTH 71° WEST 34 FEET; NORTH 83°30' WEST 61.44 FEET TO BEGINNING.

The correct legal description call is as follows:
PARCEL 1:

LOT 16, LA CRESTA PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

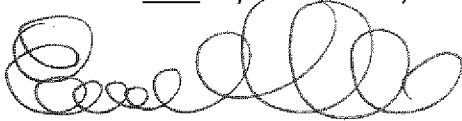
PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, LA CRESTA PARK SUBDIVISION; NORTH 7.88 FEET MORE OR LESS; **SOUTH 83°33' EAST 60.18 FEET MORE OR LESS**; SOUTH 71°03' EAST 37.11 FEET MORE OR LESS; SOUTH 13°32'38" WEST 7.32 FEET MORE OR LESS; NORTH 71° WEST 34 FEET; NORTH 83°30' WEST 61.44 FEET TO BEGINNING.

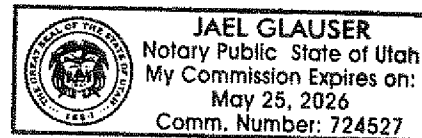
The complete, corrected legal description is shown on Exhibit "A", attached hereto.

8. I am providing this Affidavit to correct this clerical error.

Dated this 8th day of December, 2022



Erika Rowell



STATE OF UTAH)
County of SALT LAKE)ss.

On DEC. 8, 2022, before me, the undersigned Notary Public, personally appeared Erika Rowell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 5/25/2026

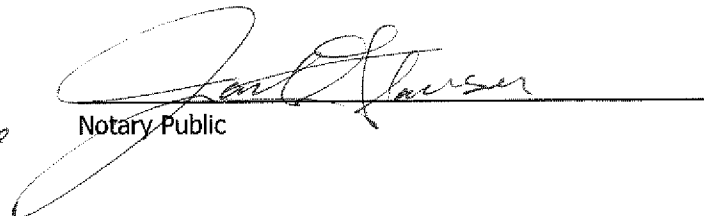

Notary Public

Exhibit "A"

PARCEL 1:

LOT 16, LA CRESTA PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, LA CRESTA PARK SUBDIVISION; NORTH 7.88 FEET MORE OR LESS; SOUTH 83°33' EAST 60.18 FEET MORE OR LESS; SOUTH 71°03' EAST 37.11 FEET MORE OR LESS; SOUTH 13°32'38" WEST 7.32 FEET MORE OR LESS; NORTH 71° WEST 34 FEET; NORTH 83°30' WEST 61.44 FEET TO BEGINNING.