

14056208 B: 11392 P: 7597 Total Pages: 2
12/23/2022 11:50 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SALT LAKE ESCROW
215 S STATE ST STE 280 SALT LAKE CITY, UT 841112337

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Guy Morneault
6738 S Aspen Bend Ln
Brighton, UT 84121

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

WARRANTY DEED

Escrow No. **023-6250793 (LL)**
A.P.N.: **24-21-431-004-0000**

Claude Morneault,

Grantor,

hereby CONVEYS AND WARRANTS to

Guy Morneault,

Grantee,


of **Brighton, 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**:

COMMENCING NORTH 89°33' WEST 1153.5 FEET AND SOUTH 0°18' WEST 150 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN, SOUTH 0°18' WEST 50 FEET, NORTH 89°33' WEST 129.8 FEET MORE OR LESS TO WEST LINE OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 21; NORTH 0°10' EAST 50 FEET, SOUTH 89°33' EAST 129.9 FEET MORE OR LESS TO BEGINNING.

LESS AND EXCEPTING THEREFROM ALL MINERALS AS RESERVED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 28, 1946 AS ENTRY NO. 1061720 IN BOOK 504, PAGE 40.

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 **November 30**, 2022.



Claude Morneault

STATE OF MASSACHUSETTS)
County of ESSEX)ss.

On November 30, 2022, before me, the undersigned Notary Public, personally appeared **Claude Morneault**, 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: 12/12/2025

Robert Pothier

Notary Public



ROBERT POTHIER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 12, 2025

14198037 B: 11468 P: 2377 Total Pages: 3
01/26/2024 10:39 AM By: vanguyen 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:
TBD
6738 South Aspen Bend Lane
Brighton, UT 84121



File No.: 174387-BJG

WARRANTY DEED

Claude Morneault

GRANTOR(S), of Essex, State of Massachusetts, hereby Conveys and Warrants to

Guy Morneault,

GRANTEE(S), of Brighton, 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.: 24-21-431-005 and 24-21-431-006 (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 12 day of January, 2024.



Claude Morneau

STATE OF MASSACHUSETTS

COUNTY OF ESSEX

On this 12th day of January, 2024, before me, personally appeared Claude Morneau, 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.



Notary Public



ROBERT POTHIER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 12, 2025

EXHIBIT A
Legal Description

PARCEL 1:

Commencing North 89°33'00" West 1153.5 feet and South 00°18'00" West 200 feet from the East quarter corner of Section 21, Township 2 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°18'00" West 50 feet; thence North 89°33'00" West 129.7 feet more or less to West line of Northeast quarter of Southeast quarter of said Section 21; thence North 00°10'00" East 50 feet; thence South 89°33'00" East 129.8 feet more or less to beginning.

PARCEL 2:

Commencing North 89°33'00" West 1153.5 feet and South 00°18'00" West 250 feet from the East quarter corner of Section 21, Township 2 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°18'00" West 40 feet; thence South 03°20'00" West 50 feet; thence North 57°44'00" West 82.6 feet; thence South 07°03'00" East 44.6 feet; thence North 89°33'00" West 58 feet more or less to West line of Northeast quarter of Southeast quarter of said Section; thence North 00°10'00" East 90 feet; thence South 89°33'00" East 129.7 feet more or less to beginning.