



14061243 B: 11395 P: 4293 Total Pages: 2
01/11/2023 09:50 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC
1792 BONANZA DR STE C100PARK CITY, UT 840607526

After Recording Return To:
Mail Tax Notices To:
Miguel Cano
159 West Stratford Avenue
South Salt Lake, UT 84115

File Number: 22-14423-KC
Parcel ID: 16-07-405-022

Warranty Deed

Know All Men By These Presents that , **Madeline Paige McKinney**, (henceforth referred to as "Grantor") of , for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Miguel Cano, a single man**, (henceforth referred to as "Grantee") of **159 West Stratford Avenue, South Salt Lake, UT 84115**, with **WARRANTY**

COVENANTS:

Property 1:


The North 8 feet of Lot 17, and half of Lot 18, in Block 2, GORDON PLAT, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, Utah.

Tax Parcel #: 16-07-405-022

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

(This Space Intentionally Left Blank)

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 10 day of January, 2023.




Madeline Paige McKinney

STATE OF UTAH
COUNTY OF SALT LAKE

On this 10 day of Jan, 2023, before me Kristin Colter, a notary public, personally appeared Madeline Paige McKinney, 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



Notary Public



AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The undersigned Affiant, being first duly sworn, states as follows:


- I, Kristin Colter, the Affiant, am familiar with certain facts regarding the real property commonly known as: 1084 South 400 East, Salt Lake City, UT 84111, hereinafter referred to as the "Property".
- The instrument affecting the Property, which contains a Scrivener's Error, is:
Warranty Deed
- An instrument of record containing the correct description of the Property is:
Entry 14061243 B 11395 P 4293
- The record owner of the Property affected hereby is:
Madeline Paige McKinney
- The Scrivener's Error which is to be corrected by this Affidavit is:

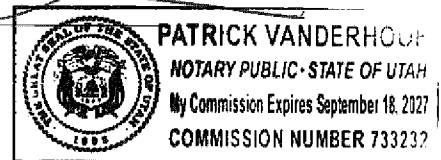
The Warranty Deed incorrectly describes the Property as:
The North 8 feet of Lot 17, and half of Lot 18, in Block 2, GORDON PLAT, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, Utah.

The Warranty Deed should have described the Property as:
The North 8 feet of Lot 17, and all of Lot 18, in Block 2, GORDON PLAT, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, Utah.

Tax Parcel #: 16-07-405-022

Dated this 21 day of May, 2024.



Kristin Colter



STATE OF UTAH
COUNTY OF SALT LAKE

Subscribed and sworn (or affirmed) to before me on this 21st day of May, 2024 by Kristin Colter

Witness my hand and official seal.


Notary Public

