

MAIL TAX NOTICES TO GRANTEE AT:
1782 YUMA STREET
SALT LAKE CITY, UT 84108

13969944 B: 11348 P: 3439 Total Pages: 2
06/14/2022 03:48 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
1250 E. 200 S., SUITE 3DLEHI, UT 84043



Property Reference Information:

Tax Parcel No(s): **16-15-307-017**
Property Address(es) (if any):
1782 YUMA STREET, SALT LAKE CITY, UT 84108

WARRANTY DEED

KENNETH L. LOVISA ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

CLAYTON MITCHELL DAMRON ("Grantee")

in fee simple the following described real property located in **SALT LAKE** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

BEGINNING 202 FEET EAST AND 71.775 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 14, BLOCK 7, OF FIVE ACRE PLAT "C", BIG FIELD SURVEY, IN THE CITY OF SALT LAKE, COUNTY OF SALT LAKE, STATE OF UTAH, AND RUNNING THENCE EAST 169 FEET; THENCE SOUTH 62.425 FEET; THENCE WEST 169 FEET; THENCE NORTH 62.425 FEET TO THE POINT OF BEGINNING

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

When Recorded Return To:
Griffiths & Turner / GT Title Services Inc.
1250 E. 200 S., Suite 3D, Lehi, UT 84043

Information for Reference Purposes:

File Number: **SL49959C**
Tax Parcel No(s): **16-15-307-017**
Property Address(es) (if any):
1782 YUMA STREET
SALT LAKE CITY, UT 84108

**AFFIDAVIT OF SCRIVENER'S ERROR
TO CORRECT MINOR ERRORS IN RECORDED DOCUMENTS
PURSUANT TO U.C.A. § 57-3-106(9)**

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Tyler J. Turner, being of legal age and being first duly sworn, depose and attest as follows:

1. I am a resident of Salt Lake County, Utah, over the age of eighteen years, and in all respects competent to testify to the matters contained herein.
2. I am a licensed title/escrow officer for Griffiths & Turner / GT Title Services, Inc., a Utah licensed title company, and I am personally familiar with the transaction described herein.
3. I am familiar with the preparation and purposes of the following document(s) recorded in the Office of the SALT LAKE County Recorder, State of Utah (hereinafter, whether on or more, referred to as the "*Document(s)*"):
 - Warranty Deed, recorded June 14, 2022, as Entry No. 13969944**

4. The Document(s) contained one or more minor typographical / clerical error in the legal description for the real property conveyed by the Document(s).
5. This affidavit, in compliance with U.C.A. § 57-3-106(9), augments, clarifies, amends, or corrects the clerical error(s) as follows:

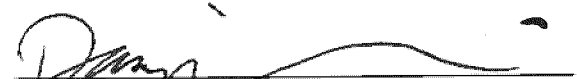
The legal description for the real property located in SALT LAKE County, Utah conveyed by the Document(s) is more correctly described as follows:

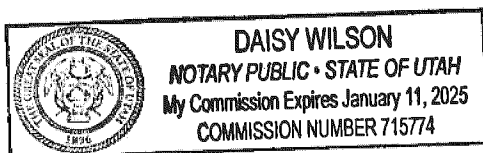
See Attached Exhibit "A"

DATED this 19th day of September, 2024.


Tyler J. Turner

SUBSCRIBED and sworn to before me by Tyler J. Turner this 19th day of September, 2024.


Notary Public





Legal Description
File No. **SL49959C**

Information for Reference Purposes Only:

Parcel Number(s): **16-15-307-017**

Property Address(es):

1782 YUMA STREET

SALT LAKE CITY, UT 84108

EXHIBIT "A"

The real property referred to herein is situated in **SALT LAKE** County, Utah, and is described as follows:

BEGINNING 202 FEET EAST AND 71.775 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 14, BLOCK 7, OF FIVE ACRE PLAT "C", BIG FIELD SURVEY, IN THE CITY OF SALT LAKE, COUNTY OF SALT LAKE, STATE OF UTAH, AND RUNNING THENCE EAST 169 FEET; THENCE SOUTH 62.425 FEET; THENCE WEST 169 FEET; THENCE NORTH 62.425 FEET TO THE POINT OF BEGINNING