

13880591 B: 11300 P: 2792 Total Pages: 4  
01/31/2022 09:46 AM By: ggasca Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HIGHLAND TITLE  
6622 S 1300 ESALT LAKE CITY, UT 84121

**WHEN RECORDED RETURN TO:**

Mail Tax Statement to:  
Karen Spendlove  
6836 South Enchanted Drive  
Midvale, UT 84047  
File No.: 55638

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Parcel No.: 22-20-304-029 and 22-20-304-016

**WARRANTY DEED**  
(Individual Form)

**Carol D. Yates**

**GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

**Karen Spendlove**

**GRANTEE**,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 6836 South Enchanted Drive, Midvale, UT 84047

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

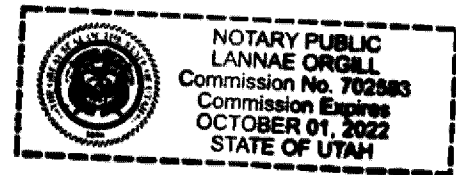
**WITNESS**, the hand of said grantor this 25 day of Jan., 2022.

*Carol D. Yates*  
*Karen Spendlove, Attorney in Fact*  
Carol D. Yates  
By: Karen Spendlove, Attorney in Fact

State of Utah  
County of Salt Lake

On this 25 day of Jan., 2022, before me, the undersigned Notary Public, personally appeared Karen Spendlove, Attorney in Fact for Carol D. Yates, 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 before 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.

*Lannaie Orgill*  
Notary Public  
My commission expires: 10.1.22



**GENERAL POWER OF ATTORNEY**  
(With Durable Provision)

TO ALL PERSONS, be it known, that

*Carol D. Yates* of *Midvale* UT  
the undersigned  
Grantor, do hereby make and grant a general power of attorney to  
*Karen Spendlove* of *Midvale* UT  
, and do thereupon  
constitute and appoint said individual as my attorney-in-fact.

My attorney-in-fact shall have full powers and authority to do and undertake all acts on my behalf that I could do personally, with full power of substitution and revocation, including but not limited by said authority the right to sell, deed, buy, trade, lease, mortgage, assign, rent or dispose of any of my present or future real or personal property; the right to execute, accept, undertake and perform any and all contracts in my name; the right to deposit, endorse, or withdraw funds to or from any of my bank accounts, depositories or safe deposit box; the right to borrow, lend, invest or reinvest funds on any terms; the right to initiate, defend, commence or settle legal actions on my behalf; the right to vote (in person or by proxy) any shares or beneficial interest in any entity, and the right to retain any accountant, attorney or other advisor deemed necessary to protect my interests generally or relative to any foregoing unlimited power.

My attorney-in-fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he in his best discretion deems advisable, and I affirm and ratify all acts so undertaken.

**Special durable provisions:**

This power of attorney \_\_\_\_\_ shall be revoked upon \_\_\_\_\_ shall not be affected by disability of the Grantor, and shall otherwise \_\_\_\_\_ continue in full force and effect until revoked by subsequent writing \_\_\_\_\_ become null and void after date of (initial provisions which apply).

**Other terms:**

~~12535013  
05/19/2017 01:57 PM \$12.00  
Book - 10557 Pg 4414  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
KENNETH S. YATES  
6836 S ENCHANTED DR  
MIDVALE UT 84047  
BY: DKP, DEPUTY - MJ 1 P.~~

Signed under seal this *10* day of *May* 2017

Signed in the presence of:

\_\_\_\_\_  
*Carol D. Yates*  
Grantor  
\_\_\_\_\_  
*Karen Spendlove*  
Attorney-in-Fact

Note: Delete powers that do not apply

State of Utah

County of *Salt Lake* SS.

Then personally appeared *Carol D Yates & Karen Spendlove*, the above named Grantor who known to me, signed or acknowledged the foregoing executed Power of Attorney as his or her free act and deed, before me.

 **Christina Campbell**  
Notary Public, State of Utah  
My Commission Expires on:  
June 7, 2020  
Comm. Number: 688841

*Christina Campbell* 5/10/17  
Notary Public  
My Commission Expires: June 7, 2020

~~Ent 12535013 BK 10557 PG 4414~~

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

All of Lot 303, ENCHANTED VILLAGE SUBDIVISION NO. 3, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder.

Parcel No. 22-20-304-029

Parcel 2:

A parcel of land located in the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian, Salt Lake County, Utah, described as follows:

Beginning at the Northwest corner of Lot 303 of ENCHANTED VILLAGE SUBDIVISION NO. 3, according to the official plat thereof on file and recorded in the Office of the Salt Lake County Recorder, said Northwest corner being South 00°12'47" East 1438.96 feet along the section line and East 339.26 feet from the Northwest Corner of the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South 28°29'38" East (South 28°30' East by plat) 78.75 feet along the West boundary of said Lot 303 to the Southwest corner thereof; thence South 62°00'22" West (South 62°00' West by plat) 11.90 feet along the Westerly extension of the Southerly boundary of said Lot 303 to the centerline of the Cahoon-Maxfield Ditch; thence North 17°21'53" West 16.85 feet along the center of said ditch; thence North 33°09'53" West 65.69 feet along the center of said ditch to the Westerly extension of the North boundary line of said Lot 303; thence North 75°00'22" East (North 75°00' East by plat) 14.39 feet to the point of beginning.

Parcel No. 22-20-304-016

FILED DISTRICT COURT  
Third Judicial District

AUG 24 2023

SALT LAKE COUNTY

By \_\_\_\_\_  
Deputy Clerk

In the District Court of Utah

Third Judicial District Salt Lake County

Court Address 450 S. State St Salt Lake City UT 84114

In the Matter of the Estate of

Karen Elizabeth Spendlove  
Deceased

Letters of Administration

233902015  
Case Number  
Faust  
Judge

1. The appointed personal representative is:  
Ian Stuart Spendlove (name).

2. The personal representative is:

not supervised.

supervised. The personal representative may not make any distribution of the estate or exercise the following powers without prior order of the court:

\_\_\_\_\_  
\_\_\_\_\_

Aug. 24, 2023  
Date

Signature

of Clerk or Registrar

[Handwritten Signature]

