

(property address)

MAIL TAX NOTICE TO  
John Stout, Dba Pioneer Roofing Co.  
2359 South Constitution Boulevard  
West Valley City, UT 84120

Mailing address -  
7041 South 2700 East  
SLC, UT 84121

### Warranty Deed

Order No. 5-021591

**Eduard E. Dubois and Katherine K. Dubois**

of West Valley City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to  
John Stout, Dba Pioneer Roofing Co.

of West Valley City, County of Salt Lake, Grantee for the sum of Ten Dollars and Other Good and Valuable  
Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

**Parcel 1:**

A tract of land situate in the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

Beginning at a point 269.983 feet East and 18.917 feet North from the center of said Section 21; thence North 0 degrees 04'40" West 85.00 feet; thence South 89 degrees 53'21" East 100.00 feet; thence South 0 degrees 04'22" East 85.00 feet; thence North 89 degrees 53'21" West 100.0 feet to the point of beginning.

Less and excepting therefrom: A parcel of land being a part of an entire tract situate in the Southwest Quarter of the Northeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

Beginning at a point 269.983 feet East and 18.917 feet North from the center of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 0 degrees 04'40" West 85.00 feet; thence South 89 degrees 53'21" East 0.25 feet; thence South 0 degrees 04'40" East 85.00 feet; thence North 89 degrees 53'21" West 0.25 feet to the point of beginning.

Together with a perpetual right of way described as follows:

Beginning on the East line of 2700 West Street, at a point 50.00 feet South 89 degrees 53'21" East and 4.44 feet North 0 degrees 04'22" West from the center of said Section 21; thence South 89 degrees 53'21" East 320.00 feet; thence North 0 degrees 04'22" West 30.00 feet; thence North 89 degrees 53'21" West 320.00 feet; thence South 0 degrees 04'22" East 30.00 feet to the point of beginning.

**Parcel 2:**

A tract of land situate in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

Beginning at a point 269.983 feet East and 18.917 feet North from the center of said Section 21; thence South 0 degrees 04'40" East 85.00 feet; thence South 89 degrees 53'21" East 100.00 feet; thence North 0 degrees 05'10" West 65.56 feet; thence North 0 degrees 04'22" West 19.44 feet; thence North 89 degrees 53'21" West 100.00 feet to the point of beginning.

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06/28/2006 10:54 AM \$18.00  
Book - 9314 Pg - 4393-4394  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
BACKMAN TITLE SERVICES  
BY: ZJM, DEPUTY - WI 2 P.

Together with a perpetual right of way described as follows:

Beginning on the East line of 2700 West Street, at a point 50.00 feet South 89 degrees 53'21" East and 4.44 feet North 0 degrees 04'22" West from the center of said Section 21; thence South 89 degrees 53'21" East 320.00 feet; thence North 0 degrees 04'22" West 30.00 feet; thence North 89 degrees 53'21" West 320.00 feet; thence South 0 degrees 04'22" East 30.00 feet to the point of beginning.

Parcel No.: 15-21-257-006, 15-21-402-002

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 20th of June AD., 2006

Signed in the Presence of:

\_\_\_\_\_ Eduard E. Dubois  
 \_\_\_\_\_ Katherine K. Dubois  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF Utah )  
 ) SS.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 20th day of June, 2006  
By Eduard E. Dubois and Katherine K. Dubois

[Signature]  
 Commission Expires: 2/14/08  
 Residing at: Salt Lake City, UT

