

Mail Recorded Deed and Tax Notice To:  
Thornton Walker, Inc., a Utah corporation  
6890 South 2300 East  
Salt Lake City, UT 84171

13338099  
7/23/2020 10:35:00 AM \$40.00  
Book - 10984 Pg - 9667-9669  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 119426-CAY

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## WARRANTY DEED

Bruce A. Nieveen and Liisa R. Nieveen, husband and wife as joint tenants, not as tenants in common, with full rights of survivorship

**GRANTOR(S)** of Riverton, State of Utah, hereby Conveys and Warrants to

Thornton Walker, Inc., a Utah corporation

**GRANTEE(S)** of Salt Lake City, State of Utah

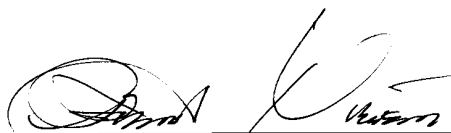
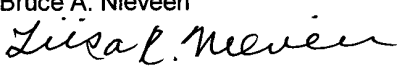
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 27-22-452-010 and 27-22-452-014 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

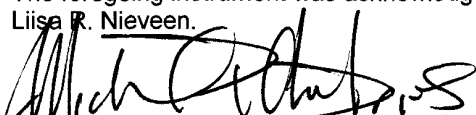
Dated this 23rd day of July, 2020.

  
\_\_\_\_\_  
Bruce A. Nieveen  
  
\_\_\_\_\_  
Liisa R. Nieveen

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 23rd of July, 2020 by Bruce A. Nieveen and Liisa R. Nieveen.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Lot 10, MAJESTIC COVE, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

PARCEL 2:

Lot 9, MAJESTIC COVE, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

ALSO:

Commencing at the Northeast corner of Lot 9, Majestic Cove and running thence East 1 foot; thence South 417.12 feet; thence West 1 foot; thence North 417.12 feet to the point of beginning.

ALSO:

Beginning at the Northeast corner of Majestic Cove Subdivision, as recorded and on file in the office of the Salt Lake County Recorder at Entry No. 2118468 in Book DD at Page 43 of Plats, said point being 1.00 foot East of the Northeast corner of Lot 9, of said plat; said point also being North, 844.28 feet and East, 1154.96 feet from the South quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence East, 47.33 feet; thence South 00°07'46" West, along an existing chain-link fence and the Northerly extension thereof, a distance of 281.88 feet; thence South 00°13'55" West, along said fence, and the Southerly extension thereof, a distance of 110.25 feet; thence West, 46.25 feet; thence North, 392.12 feet, along the East line of said subdivision to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the North right of way line of 11745 South Street which point is more particularly described as being North, along section line a distance of 457.16 feet and East a distance of 1,153.96 feet from the South one quarter corner of Section 22, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence continue Easterly along said line, a distance of 1.00 foot; thence South, a distance of 25.00 feet; thence West, a distance of 1.0 foot; thence North, a distance of 25.00 feet to the point of beginning.