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12/10/2020 12:47:00 PM \$40.00
Book - 11077 Pg - 7524-7525
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Shaun Ritchie
1887 Charleston Ln
Holladay, UT 84121



File No.: 136719-CAB

WARRANTY DEED

James Balderson and W. Noah Springer, tenants in common

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

Shaun Ritchie and Dan Caffee, as tenants in common

GRANTEE(S) of Holladay, 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:

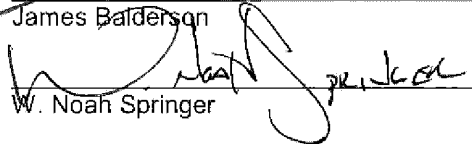
Beginning at the Northwest corner of Lot 29, Block 4, SILVER LAKE SUMMER RESORT, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office and running thence South 87°33'00" East along the North line of said Lot 29, 115.5 feet (record equals East); thence South 02°27'00" West 198.5 feet to the South boundary line of Grantor's property; thence North 87°33'00" West along the South boundary line of Grantor's property 115.5 feet (being the property conveyed to Grantor under Warranty Deed dated January 28, 1961 as recorded August 2, 1961 as Entry Number 1791991 in Book 1827 Page 346 in the office of the Salt Lake County Recorder); thence North 02°27'00" East 198.5 feet (Deed equals North) to the point of beginning.

TAX ID NO.: 24-35-178-016 (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 8th day of December, 2020.



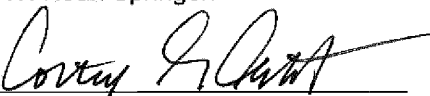
James Balderson


W. Noah Springer

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 8th of December, 2020 by James Balderson and W. Noah Springer.



Notary Public

