

12399126
10/27/2016 12:19:00 PM \$13.00
Book - 10492 Pg - 8089-8090
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Kevin P Gates
3727 East Little Cottonwood Lane
Sandy, UT 84092

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-739693-SLC1 (ami)**
A.P.N.: **28121770100000**

John Despain and his successors, Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001; , Grantor, of **Sandy, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT to

Kevin P Gates, Grantee, of **Sandy, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

BEGINNING AT A POINT BEING NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 863.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 86°00'00" WEST 208.88 FEET; THENCE NORTH 3°00'00" EAST 225.78 FEET TO THE CENTERLINE OF LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 68.68 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 179.82 FEET; THENCE SOUTH 86°00'00" EAST 140.27 FEET; THENCE SOUTH 3°00'00" WEST 43.75 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A (NON-EXCLUSIVE) RIGHT OF WAY 1 ROD (16.5 FEET) WIDE EXTENDING SOUTHERLY TO THE COUNTY HIGHWAY, AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 12, 1973 AS ENTRY NO. 2531787 IN BOOK 3300 AT PAGE 360 OF OFFICIAL RECORDS, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

Witness, the hand(s) of said Grantor(s), this 10-24-16.

John Despain and his successors, Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001;

By: [Signature]
Name: John Despain
Title: Trustee

STATE OF Utah)
County of Salt Lake)ss.

On 10-24-16, before me, the undersigned Notary Public, personally appeared **John Despain and his successors, Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001;**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires:

