

Mail Recorded Deed and Tax Notice To:
Lauren Barth-Cohen
319 1/2 North Almond Street
Salt Lake City, UT 84105

12325658
7/21/2016 2:14:00 PM \$14.00
Book - 10455 Pg - 254-255
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



RESPA

File No.: 85064-JH

WARRANTY DEED

Brian H. Cone, an unmarried man

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to
Lauren Barth-Cohen, a married woman

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.: 08-36-427-012 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 14th day of July, 2016.

A handwritten signature of Brian H. Cone.

Brian H. Cone

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 14th of July, 2016 by Brian H. Cone.

Notary Public

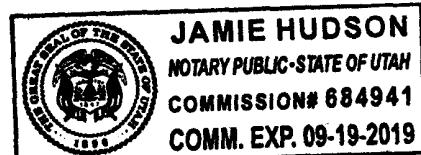


EXHIBIT A

Commencing 120.2 feet West from the Southeast corner of Lot 5, Block 14, Plat "E", Salt Lake City Survey; and running thence West 56 feet, more or less, to the Southwest corner of said Lot 5; thence North 43 feet; thence East 18 feet; thence South 11 feet; thence Easterly, following the North side of the cement walk, 34 feet; thence Southeasterly 15 feet; thence South 18-1/2 feet to the place of beginning.

TOGETHER WITH a right of way to be used in common described as follows:

Commencing at an iron peg set in the ground at a point 32 feet North and 18 feet East of the Southwest corner of Lot 5, Block 14, Plat "E", Salt Lake City Survey; thence North 50-1/2 feet; thence East 19 feet; thence Southeasterly 13-1/2 feet; thence Easterly 12 feet 2 inches; thence Southeasterly 41-1/2 feet to a point which is South 85°15' West from Almond Street; thence North 85°15' East 99 feet to a point on Almond Street, which point is 37.6 feet Northwesterly along Almond Street from the Southeast corner of Lot 5 in said Block; thence South 10°17'55" East 9 feet, along said Almond Street; thence South 85°15' West 115.4 feet; thence Northwesterly 15 feet to a point 34 feet East of the place of beginning; thence West 34 feet to the place of beginning.