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1/17/2017 2:56:00 PM \$15.00
Book - 10521 Pg - 2177-2179
Gary W. Ott
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

JARED BRUBAKER
1047 East 4895 South
Salt Lake City, UT 84117
Tax ID No.: 22-23-451-002

WARRANTY DEED

LYNNE A. RITCHIE and RYAN K. BUSHNELL Successor Trustees, under the JEANNE C. BUSHNELL FAMILY LIVING TRUST, dated April 27, 1995, and any amendments thereto, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to

JARED BRUBAKER

GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

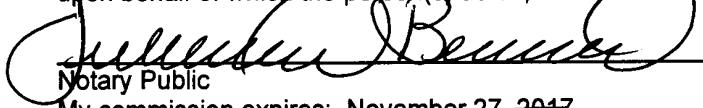
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 17th day of January, 2017.

lynne A Ritchie
LYNNE A RITCHIE
Successor Trustee
Ryan K Bushnell
RYAN K BUSHNELL
Successor Trustee

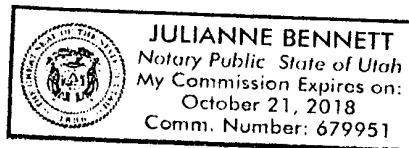
State of Utah
County of Salt Lake

On this 17th day of January, 2017, before me, the undersigned Notary Public, personally appeared LYNNE A. RITCHIE and RYAN K. BUSHNELL Successor Trustees, under the JEANNE C. BUSHNELL FAMILY LIVING TRUST, dated April 27, 1995, and any amendments thereto, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public

My commission expires: November 27, 2017
10/21/18 88



File Number: 33916
Warranty Deed Ind BP UT

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BK 10521 PG 2178

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning a point which is North 0°52'35" East 646 feet from the Southeast corner of the Southwest quarter of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, County of Salt Lake, State of Utah, and running thence North 89°19'26" East 135 feet; thence North 55°29' East 172 feet to the property of F. Lamar Christensen and Beulah Christensen, his wife; thence along that property line North 29°10'36" West 124 feet to the corner thereof known as the "McGhie Canal Point"; thence South 69°17'14" West 213 feet; thence South 89°19'26" West 12.5 feet; thence South 0°52'35" West 144 feet to the point of beginning.

Parcel 1A:

TOGETHER WITH and SUBJECT TO a right of way for ingress and egress as established by that certain Quit Claim Deed recorded October 16, 1974, as Entry No. 2658883, in Book 3703, at Page 439 of official records, described as follows: Beginning at the South quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°52'35" East 790 feet; thence North 89°19'26" East 12.5 feet; thence South 0°52'35" West 790 feet; thence West 12.5 feet to the point of beginning.

Tax Parcel No.: 22-23-451-002