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2/28/2017 11:03:00 AM \$13.00
Book - 10533 Pg - 4715-4716
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN MTG SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

AFTER RECORDING RETURN TO:
Joan L. Coles
1357 East Third Avenue
Salt Lake City, UT 84103

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

WARRANTY DEED

Escrow No. **52522436LA (BM)**
A.P.N.: **09-33-328-021-0000**

Joan L. Coles, as Trustee of the **Joan L. Coles Revocable Trust**, dated **March 31, 1994**, and **Joan L. Coles**, Successor Trustee of the **William J. Coles Revocable Trust**, dated **March 31, 1994**, Grantor, of **Salt Lake City, Salt Lake County, State of Utah**, hereby CONVEY AND WARRANT to

Joan L. Coles, Grantee, of **Salt Lake City, Salt Lake County, State of Utah**, 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**:

BEGINNING AT A POINT NORTH 0°01'57" WEST 85 FEET AND NORTH 89°58'03" EAST 216 FEET FROM THE NORTHEAST CORNER OF LOT 24, BLOCK 6, POPPERTON PLACE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 13, BONNEVILLE-ON-THE-HILL PLAT AND THE POINT OF BEGINNING; THENCE NORTH 0°01'50" WEST 140 FEET; THENCE NORTH 89°58'03" EAST 26.26 FEET; THENCE ALONG A CURVE TO THE LEFT (RADIUS 338.11 FEET) 30.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE BEGINNING AT SAID POINT OF BEGINNING AT SOUTHEAST CORNER OF LOT 8, BLOCK 13, BONNEVILLE-ON-THE-HILL PLAT, AND RUNNING THENCE NORTH 89°59'03" EAST 26.26 FEET; THENCE ALONG A CURVE TO THE LEFT (RADIUS 478.11 FEET) 43.74 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTHWESTERLY ON A DIRECT LINE TO THE NORTHEAST CORNER OF THE TRACT ABOVE DESCRIBED.

TOGETHER WITH A RIGHT OF WAY: BEGINNING AT A POINT NORTH 0°01'57" WEST 85 FEET AND NORTH 89°58'03" EAST 216 FEET AND NORTH 0°01'57" WEST 140 FEET FROM NORTHEAST CORNER OF LOT 24, BLOCK 6, POPPERTON PLACE (SAID POINT BEING NORTHEAST CORNER OF LOT 8, BLOCK 13, BONNEVILLE-ON-THE-HILL PLAT, AND THE POINT OF BEGINNING); THENCE NORTH 89°58'03" EAST 26.26 FEET; THENCE ALONG A CURVE TO LEFT (RADIUS 338.11 FEET) 95.99 FEET; THENCE NORTH 16°17'58" WEST 25 FEET; THENCE WESTERLY ALONG A CURVE TO RIGHT (RADIUS 213.33 FEET) 25 FEET; THENCE SOUTH 11°43'28" EAST 10 FEET; THENCE WESTERLY ALONG A CURVE TO RIGHT

(RADIUS 323.11 FEET) 65.93 FEET; THENCE SOUTH 89°58'03" WEST 26.26 FEET; THENCE SOUTH 0°01'57" EAST 15 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 23**, 2017.

Joan L. Coles, Trustee
Joan L. Coles, Trustee

Joan L. Coles, Successor Trustee
Joan L. Coles Successor Trustee

STATE OF Utah)
COUNTY OF Salt Lake) ss.

On February 23, 2017, personally appeared before me, **Joan L. Coles, as Trustee of the Joan L. Coles Revocable Trust, dated March 31, 1994, and Joan L. Coles, Successor Trustee of the William J. Coles Revocable Trust, dated March 31, 1994**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Michael Perry
Notary Public
(Printed Name)
My Commission expires: May 16, 2019



{Seal or Stamp}