

WHEN RECORDED MAIL TO:
Kasey Kraatz & Keri Kraatz
2494 East Murray Holladay Road
Salt Lake City, UT 84117

12654739
11/8/2017 10:59:00 AM \$17.00
Book - 10617 Pg - 5862-5864
ADAM GARDINER
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 3 P.

Quit-Claim Deed

KASEY KRAATZ and KERI KRAATZ, husband and wife as joint tenants Grantor(s)

of Salt Lake City, County of Salt Lake, State of Utah, hereby **QUIT-CLAIMS** to

KASEY KRAATZ and KERI KRAATZ, husband and wife as joint tenants
Grantee(s)

of Salt Lake City, County of Salt Lake, State of Utah,
for the sum of TEN DOLLARS AND NO/100-----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 AND MADE A PART HEREOF

FOR REFERENCE PURPOSES ONLY: Tax Parcel No. 22-03-478-040 & 22-03-478-041

THIS DEED IS GIVEN TO CONSOLIDATE TAX PARCELS

WITNESS the hand of said grantor(s), this 17 day of October, 2017

STATE OF UTAH)
COUNTY OF SALT LAKE)
ss.)

KERI KRAATZ

On the 17 day of October, 2017, personally appeared before me Kasey Kraatz and Keri Kraatz, the signer (s) of the within instrument who duly acknowledged to me that they executed the same. 

My Commission Expires: 4-12-21
LTC 57861/jdj

Notary Public

Residing at:



DONNA TAYLOR
Notary Public State of Utah
Comm. Exp.: Apr. 12, 2021
Comm. Number: 694106

Ent 12654739 BK 10617 PG 5862

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at a point 77 rods East and North 30°45'00" West 20.5 rods and North 35°46'00" West 8.70 feet and North 65°11'00" East 241.65 feet and North 27°04'00" West 89.67 feet and North 65°00'00" East 20.01 feet and North 27°04'00" West 96.16 feet and North 67°20'18" East 13.41 feet to the point of beginning from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 18.69 feet to a point on an old fence line; thence North 65°54'30" East 86.41 feet along said old fence line to a fence corner; thence South 21°58'00" East along said old fence line 20.79 feet; thence South 67°20'18" West 84.69 feet to the point of BEGINNING.

PARCEL 2:

BEGINNING at a point 77 rods East and North 30°45' West 20.5 rods and North 35°46' West 8.70 feet and North 65°11' East 241.65 feet and North 27°04' West 89.67 feet and North 65°00' East 20.01 feet to the true point of beginning; from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04' West 152.67 feet; thence North 65°00' East 13.38 feet; thence South 27°04' East 57.06 feet, thence North 67°20'18" East 88.50 feet to the West boundary of the Allyn J. Forsman, etux, property by Warranty Deed No. 1658057 in Book 1620, page 561 of the Salt Lake County Records; thence South 22°45' East 92.00 feet along the West boundary of said property; thence South 65°00' West 94.75 feet to the point of BEGINNING.

PARCEL 3:

A non-exclusive easement for ingress and egress purposes, appurtenant to PARCEL 1, over the following described area:

BEGINNING at a point located 77.00 rods East and North 30°45' West 20.50 rods; and North 35°46' West 8.70 feet and North 65°11' East 241.65 feet and North 27°04' West 89.67 feet to the true point of beginning; from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04' West 219.94 feet to the South boundary line of 4800 South Street; thence North 65°00' East along said line 20.01 feet; thence South 27°04' East 219.24 feet, more or less to a point being North 65° East 20.01 feet from the

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point of beginning; thence South 65°00' West 20.01 feet to the point of BEGINNING.

LESS AND EXCEPTING from Parcel 2 described above the following described property:

BEGINNING at a point 77 rods East and North 30°45'00" West 20.50 rods and North 35°46'00" West 8.70 feet and North 65°11'00" East 241.65 feet and North 27°04'00" West 89.67 feet and North 65°00'00" East 25.01 feet to the true point of beginning from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 18.74 feet; thence North 63°18'06" East 86.52 feet to an old fence line; thence South 21°58'00" East 21.31 feet along said old fence line; thence South 65°00'00" West 84.68 feet to the point of BEGINNING.