MAIL TAX NOTICE TO: Grantee 273 6th Avenue Salt Lake City, Utah 84103 12693980 1/8/2018 2:27:00 PM \$11.00 Book - 10636 Pg - 7980 ADAM GARDINER Recorder, Salt Lake County, UT PARAMOUNT TITLE BY: eCASH, DEPUTY - EF 1 P.

Paramount Title Corp. File No. 98-6343 PARCEL I.D. #16-07-103-007

## **Warranty Deed**

Arthur C. Talbot

Grantor(s) of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

## AM Talbot & Sons, LLC

Grantee(s) of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS, the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point 53 1/2 feet East from the Northwest corner of Lot 8, Block 16, Plat "A", Salt Lake City Survey, and running thence East 19 feet; thence South 115 1/2 feet; thence West 19 feet; thence North 115 1/2 feet to the point of beginning.

Together with a right of way so far as the same is appurtenant to and affects the above described property over the following: Beginning at a point 72 1/2 feet East from the Northwest corner of said Lot 8, and running thence East 10 feet; thence South 115 1/2 feet; thence West 10 feet; thence North 115 1/2 feet to the point of beginning.

Subject to easements, restrictions, reservations, and rights of way of record. Subject to annual property taxes for 2018 and subsequent years thereafter.

WITNESS the hand(s) of said grantor(s), this grant day of January 2018.

Arthur C. Talbot

STATE OF UTAH

COUNTY OF Salt Lake, )

On the \_\_\_\_day of January 2018, personally appeared before me Arthur C. Talbot, the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

STEVEN L. KNOTT

Commission #591674
My Commission Engins

November 2, 2020 State of Utah

My Commission Expires

Warranty Deed - Page 1 of 1 Paramount Title Corp. File No. Radona Notary Public residing pating late

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

Ent 12693980 BK 10636 PG 7980