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2/27/2019 9:12:00 AM \$14.00
Book - 10755 Pg - 9329-9330
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:
Lennea Bower
752 East Roosevelt Avenue
Salt Lake City, UT 84105



File No.: 109708-JHP

RESPA WARRANTY DEED

McCall Smith, a single woman

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to
Lennea R Bower, a married woman and Jonathan M Engel,
~~Lennea Bower and Jonathan Engel~~ a married man, as joint tenants

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:

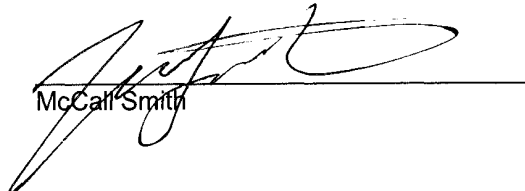
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-17-108-012 and 16-17-108-042 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

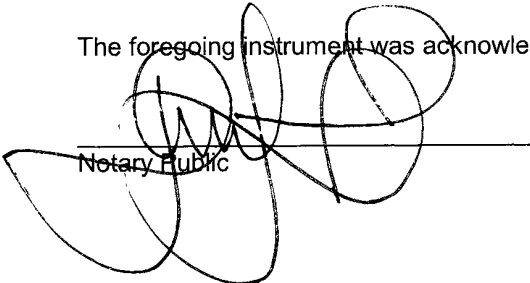
Dated this 25th day of February, 2019.


McCall Smith

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 25th of February, 2019 by McCall Smith.


Notary Public

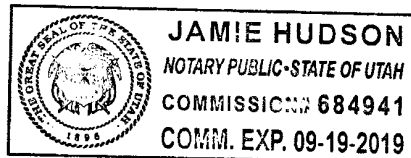


EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the South line of Lot 7, Block 15, 5 Acre Plat A, Big Field Survey, said point being North 89°56'38" East 402.35 feet (402.16 feet, deed) along the South line of said Lot 7 from the Southwest corner of Lot 7, Block 15, 5 Acre Plat A, Big Field Survey and running thence North 00°00'12" West 115.50 feet (North 115.50 feet, deed) to the South line of Roosevelt Avenue and running thence North 89°56'38" East 40.02 feet (East 40 feet, deed) along the South line of Roosevelt Avenue; thence South 00°00'12" East 115.50 feet (South 115.50, deed) to the South line of said Lot 7, Block 15, 5 Acre Plat A, Big Field Survey; thence South 89°56'38" West 40.02 feet (West 40.00 feet, deed) along the South line of said Lot 7, Block 15, 5 Acre Plat A, Big Field Survey to the point of beginning.

PARCEL 1A:

A non exclusive right of way described as follows:

Beginning at a point East 442.16 feet and North 115.5 feet from the Southwest corner of Lot 7, Block 15, Five Acre Plat "A", Big Field Survey and running thence East 4 feet; thence South 70 feet; thence West 4 feet; thence North 70 feet to the point of beginning.

PARCEL 2:

Beginning at a point North 89°56'37" East 402.37 feet and North 36.66 feet from the Southwest corner of Lot 7, Block 15, 5 Acre Plat "A" Big Field Survey and running thence West 1.97 feet; thence North 00°30'23" East 39.78 feet; thence East 1.62 feet; thence South 39.78 feet to the point of beginning.