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6/21/2019 2:44:00 PM \$40.00
Book - 10794 Pg - 7850-7852
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HIGHLAND TITLE AGENCY
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED RETURN TO:

Andrew R. Hopkins
4318 South 2300 East
Holladay, UT 84124
File No.: 41425

Sidwell # 22-03-177-046

WARRANTY DEED
(Individual Form)

Hugh Bushman Smith, Trustee of The Hugh Bushman Smith Trust dated October 24, 2013

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Andrew R. Hopkins, a single man

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

also known by street and number as 4318 South 2300 East, Holladay, UT 84124

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

WITNESS, the hand of said grantor this 19th day of June, 2019.

THE HUGH BUSHMAN SMITH TRUST DATED
OCTOBER 24, 2013

Hugh Bushman Smith Trustee
Hugh Bushman Smith
Trustee

State of Utah
County of Salt Lake

On this 19th day of June, 2019, personally appeared before me, the undersigned Notary Public, personally appeared Hugh Bushman Smith, Trustee of The Hugh Bushman Smith Trust dated October 24, 2013, personally known to me (or proved to me on the basis of satisfactory evidence) to 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: June 09, 2022

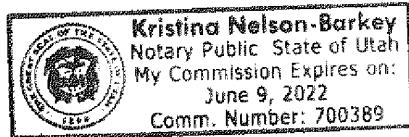


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1574.82 feet South and 40.44 feet West from the North Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°00'58" West a distance of 51.09 feet; thence North 89°59'02" West a distance of 89.00 feet; thence North 00°00'58" East a distance of 51.09 feet; thence South 89°59'02" East a distance of 89.00 feet to the point of beginning.

Together with a 15-foot driveway right of way which is further described as follows:

Beginning at a point 1572 feet South and 40.44 feet West from the North Quarter of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°59'02" West a distance of 68.00 feet; thence North 00°00'58" East a distance of 15.00 feet; thence South 89°59'02" East a distance of 68.00 feet; thence South 00°00'58" West a distance of 15.00 feet to the point of beginning.

Parcel No. 22-03-177-046