

Mail Recorded Deed and Tax Notice To:
Paul Nell
7442 S. Guardsmans Pass
Brighton, UT 84121

13027206
7/11/2019 11:32:00 AM \$40.00
Book - 10802 Pg - 848-850
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 115114-WHP

WARRANTY DEED

Susan B. Weiler and Michael R. Weiler, wife and husband as joint tenants with full rights of survivorship,

GRANTORS of Sandy, State of Utah, hereby Conveys and Warrants to

Paul Nell,

GRANTEE of Brighton, 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:

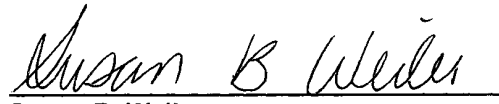
SEE EXHIBIT A ATTACHED HERETO

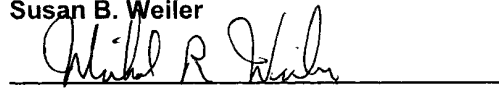
TAX ID NO.: 24-35-200-010 (for reference purposes only)

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 11th day of July, 2019.



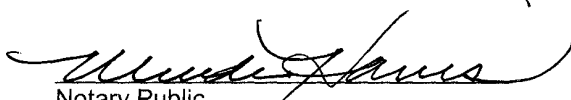
Susan B. Weiler


Michael R. Weiler

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 11th of July, 2019 by Susan B. Weiler and Michael R. Weiler.



Notary Public

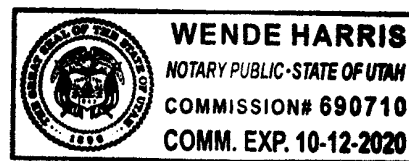


EXHIBIT A
Legal Description

A parcel of land lying and situate in the west half of Section 35, Township 2 South, Range 3 East, Salt Lake Base and Meridian comprising ± 7.86 acres of the ± 8.04 acres described as Parcel 3 in that certain Special Warranty Deed recorded December 21, 2010 as Entry 11101393 in Book 9890 at Pages 9464 - 9467 of the Salt Lake County Records being depicted on that certain Record of Survey prepared by Boundary Consultants, certified by David E. Hawkes P.L.S., filed with the Salt Lake County Surveyor as file number S2009-09-0411. Basis of Bearing for subject parcel being South $89^{\circ}19'54''$ East 1314.34 feet (measured) along the west line of said Northeast quarter of the Northwest quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 35; thence South $89^{\circ}19'54''$ East 1314.34 feet (measured) [South $89^{\circ}57'37''$ West 1314.48 feet record] coincident with the West line of said Northeast quarter of the Northwest quarter of said Section 35 to the Northeast corner thereof; thence South $00^{\circ}07'32''$ West 1403.88 feet coincident with the East line of the Northwest quarter of said Section 35 to a number 5 rebar and cap stamped PLS 356548 monumentalizing the intersection of the North line (line 4-1) of the Elmer Lode Mining Claim; thence South $89^{\circ}44'20''$ East 166.72 feet coincident with said 4-1 line to the TRUE POINT OF BEGINNING; thence South $89^{\circ}44'20''$ East 1202.63 feet more or less, coincident with said North line to a point on line 5-6 of the Granit No. 7 Lode Mining Claim; thence South $12^{\circ}54'20''$ East 179.81 feet more or less, coincident with said 5-6 line to a point on the North line (line 1-2) of the Mayflower Lode Mining Claim; thence South $81^{\circ}47'40''$ West 810.71 feet more or less, coincident with said 1-2 line to a point on the South line of the North half of said Elmer Lode; thence North $89^{\circ}57'20''$ West 607.73 feet more or less, coincident with said south line to said Center quarter section line and a point on the East line of said Parcel 1; thence coincident with said Center quarter section line South $00^{\circ}07'32''$ West 116.99 feet to the Southeast corner of said Parcel 1 and a number 5 rebar and cap stamped PLS 356548; thence West 67.71 feet coincident with the west line of said Parcel 1 to a point on the East right of way line of Grand Avenue and a number 5 rebar and cap stamped PLS 356548; thence coincident with said right of way line and the West lines of said Parcels 1 and 5 North $02^{\circ}34'51''$ East (Northerly Deed) 173.18 feet to the Northwest corner of said Parcel 5 and a number 5 rebar and cap stamped PLS 356548; thence coincident with the North line of said Parcel 5 East 60.29 feet to a copper rivet set in a granite boulder monumentalizing the Northeast corner thereof; thence North $00^{\circ}07'32''$ East 39.06 feet to the Southwest corner of that particular parcel of land transferred by that certain Special Warranty Deed recorded November 27, 1997 as Entry 6787536 in Book 7804 at Page 1047 of said records and a number 5 rebar and cap stamped PLS 356548; thence the following two (2) courses coincident with the perimeter of said parcel, (1) South $87^{\circ}25'09''$ East 157.95 feet to a number 5 rebar and cap stamped PLS 356548; (2) North $02^{\circ}34'51''$ East 208.24 feet through a number 5 rebar and cap stamped PLS 356548 and coincident with an Agreement Line to the point of beginning.