

COURTESY RECORDING

When Recorded Mail To:

Ken Bradshaw
13108 S 1210 West
Riverton, UT 84065

13210885
3/6/2020 9:22:00 AM \$40.00
Book - 10906 Pg - 3402-3403
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LIBERTY TITLE GA
BY: eCASH, DEPUTY - EF 2 P.

Order No. LUT2098582

Tax ID No. 27-35-301-019

Quit-Claim Deed

Ken Bradshaw and Norma Bradshaw who took title as husband and wife, GRANTOR(S)

hereby **QUIT-CLAIMS** to

Ken Bradshaw , GRANTEE(S)

For the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in **Salt Lake** County, State of **UTAH**, to-wit:

PARCEL NO. 1:

LOT 1, TAYLOR ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THE FOLLOWING: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE NORTH 0°07'10" EAST ALONG THE WEST LINE OF SAID LOT 1, 5.50 FEET; THENCE SOUTH 79°06'59" EAST 28.50 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°45'26" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 28.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 1A:

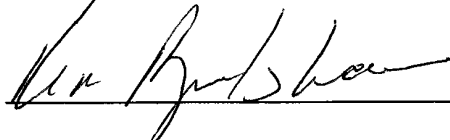
TOGETHER WITH AN EASEMENT ESTATE INTEREST ONLY IN A NONEXCLUSIVE RIGHT OF WAY AS CREATED BY INSTRUMENT DATED OCTOBER 14, 1992 AND RECORDED OCTOBER 14, 1992 AS ENTRY NO. 5351274, IN BOOK 6536, AT PAGE 337, FOR INGRESS AND EGRESS OVER THE FOLLOWING: A 2 ROD RIGHT OF WAY BEING 1 ROD ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO-WIT: COMMENCING 40 RODS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 12 RODS; THENCE SOUTHEAST 3 RODS; THENCE SOUTH 2 RODS, MORE OR LESS, TO A POINT 45 RODS SOUTH AND 12 RODS 11 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35.

ALSO TOGETHER WITH AN EASEMENT ESTATE INTEREST IN A 1 ROD RIGHT OF WAY OVER THE FOLLOWING, TO-WIT: COMMENCING 45 RODS SOUTH AND 12 RODS 11 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 147 RODS 5 ½ FEET; THENCE

NORTH 1 ROD; THENCE WEST 147 RODS 5 1/2 FEET; THENCE SOUTH 1 ROD TO THE PLACE OF COMMENCEMENT.

SUBJECT TO taxes and assessments not delinquent, reservations, restrictions, easements and right of way of record.

WITNESS the hand of said Grantor(s) this 3rd day of March 2020.



Ken Bradshaw



Norma Bradshaw

State of Utah }
 } SS
County of **Salt Lake** }

On the 3rd day of March 2020, personally appeared before me, **Ken Bradshaw and Norma Bradshaw**, the signer(s) of the above instrument, who duly acknowledged to me that such person(s), executed the same.

Witness my hand and official seal



Notary Public (Affix seal)

