

Recording Requested by:

13245866
04/17/2020 11:33 AM \$40.00
Book - 10928 Pg - 9177-9183
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SHAWN TRUJILLO
1953 S 1100 E
SLC UT 84106
BY: DSA, DEPUTY - WI 7 P.

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Shawn L. Trujillo
1953 South 1100 East
Salt Lake city, UT 84106

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

**THE PURPOSE OF THIS DEED IS TO CONSOLIDATE THE PARCELS
INTO ONE PARCEL AND ONE LEGAL DESCRIPTION**

A.P.N.: **09-33151-071; 09-33-151-073**

**Shawn L. Trujillo and Angie Katsanevas Trujillo, Trustees of The Katsanevas-Trujillo Family
Trust, dated April 30, 2014,**

Grantor, of **Salt Lake City , Salt Lake County, State of Utah** , hereby CONVEYS AND WARRANTS only
as against all claiming by, through or under it to

**Shawn L. Trujillo and Angie Katsanevas Trujillo, Trustees of The Katsanevas-Trujillo Family
Trust, dated April 30, 2014,**

Grantee, of **Salt Lake City , Salt Lake County, State of UT** , for the sum of Ten Dollars and other good
and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

SEE EXHIBIT 'A' ATTACHED THERETO AND MADE A PART HEREOF

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 15, 2020**.

The Katsanevas-Trujillo Family Trust, dated April 30, 2014



Shawn L. Trujillo, Trustee



Angie Katsanevas Trujillo, Trustee

STATE OF UT)
COUNTY OF Salt Lake)Ss.

On Apr. 15, 2020, personally appeared before me, **Shawn L. Trujillo and Angie Katsanevas Trujillo, Trustees of The Katsanevas-Trujillo Family Trust, dated April 30, 2014**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public

(Printed Name)

My Commission expires: 9-21-21

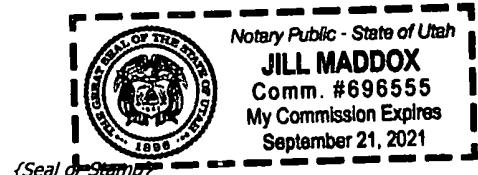


EXHIBIT A: LEGAL DESCRIPTION

CONSOLIDATED LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE FOR VIRGINIA STREET, SAID POINT BEING 1649.98 SOUTH, MORE OR LESS, AND 1163.55 FEET EAST, MORE OR LESS (BY RECORD ENTRY #13129612) FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING 328.34 FEET SOUTH $15^{\circ}13'53''$ WEST (NORTH $15^{\circ}00'00''$ EAST BY RECORD), FROM THE MONUMENT AT THE INTERSECTION OF VIRGINIA STREET AND CHANDLER DRIVE TO THE MONUMENT AT THE INTERSECTION OF VIRGINIA STREET AND KRISTIANNA CIRCLE, BEING BASIS OF BEARINGS FOR THIS SURVEY, AND CONTINUING 204.98 FEET SOUTH $15^{\circ}13'53''$ WEST (NORTH $15^{\circ}00'00''$ EAST BY RECORD) TO THE POINT OF INTERSECTION FOR A 230.00 FOOT RADIUS CURVE AND SOUTH $82^{\circ}13'53''$ WEST (NORTH $82^{\circ}00'00''$ EAST BY RECORD) 211.75 FEET AND NORTH $7^{\circ}46'07''$ WEST 33.00 FEET; AND RUNNING THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR VIRGINIA STREET SOUTH $82^{\circ}13'53''$ WEST 100.00 FEET; THENCE NORTH $8^{\circ}46'07''$ WEST 135.00 FEET; THENCE NORTH $82^{\circ}13'53''$ EAST 100.00 FEET; THENCE SOUTH $8^{\circ}46'07''$ EAST 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13,500 SQ. FT. OR 0.31 ACRES



CASE PLNSUB2019-01161
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
405 N Virginia Street

Tax ID No:
09-33-151-073-0000
09-33-151-071-0000

A request by Russell Platt, representing the property owner, to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in a FR - 3 (Foothills Residential) zoning district. The proposal must meet the criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
- B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.

ORDER:

The consolidation of parcels is hereby granted approval with the following conditions:

1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 26th day of February, 2020 in Salt Lake City, Utah.

Kristina Gilmore
Kristina Gilmore, Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 26th day of February, 20 20, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

Marlene Rankins
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2020



Mail Recorded Deed and Tax Notice To:
The Katsanevas-Trujillo Family Trust
1953 South 1100 East, PO Box 521330
Salt Lake City, UT 84106



File No.: 113862-PCY

13129612
11/21/2019 1:19:00 PM \$40.00
Book - 10863 Pg - 213-215
RASHELLE A DBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: ePASH, DEPUTY - FF 3 P.

WARRANTY DEED

H.F.L.P., L.C., a Utah limited liability company, who acquired title as H.F.L.P., LLC, a Utah LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Shawn L. Trujillo and Angie Katsanevas Trujillo, Trustees of The Katsanevas-Trujillo Family Trust, dated April 30, 2014

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

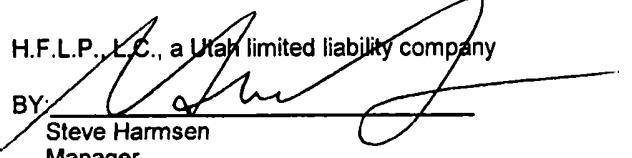
TAX ID NO.: 09-33-151-071 and 09-33-151-073 (for reference purposes only)

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 20th day of November, 2019.

H.F.L.P., L.C., a Utah limited liability company

BY: 
Steve Harmsen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 20th day of November, 2019, personally appeared before me Steve Harmsen, who acknowledged themselves to be the Manager of H.F.L.P., L.C., a Utah limited liability company, who acquired title as H.F.L.P., LLC, a Utah LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Pearl Carlson

Notary Public

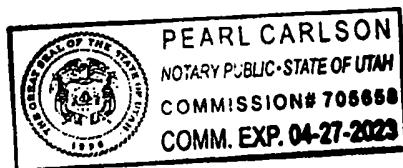


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1649.98 feet South, more or less, and 1163.55 feet East, more or less, from the Northwest corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian; thence along the North line of Virginia Street South 82°00'48" West (South 82°00'00" West by recorded plat) 50.00 feet; thence North 07°59'12" West 135.00 feet, more or less; thence North 82°00'48" East 50.00 feet; thence South 07°59'12" East 135 feet to the point of beginning.

PARCEL 2:

Beginning at a point lying on the North boundary of Virginia Street, said point being 1649.98 feet South, more or less, and 1163.55 feet East, more or less, and South 82°00'48" West 50.0 feet, more or less, from the Northwest corner of Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian and running thence North 07°59'12" West 135.00 feet; thence South 82°00'48" West 50.00 feet; thence South 07°59'12" East 135.00 feet to a point on the North line of Virginia Street; thence along the North line of Virginia Street North 82°00'48" East (North 82°00'00" East by recorded plat) 50.00 feet to the point of beginning.