

When Recorded Mail to:  
Frank Jessen  
3246 East Kara Court  
Cottonwood Heights, UT 84121

13295621  
6/11/2020 1:10:00 PM \$40.00  
Book - 10959 Pg - 3232-3233  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TITLE ONE  
BY: eCASH, DEPUTY - EF 2 P.

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File No.: 20-86195  
Parcel ID No. 22-23-451-089, 22-23-451-086, 22-23-451-091

## WARRANTY DEED

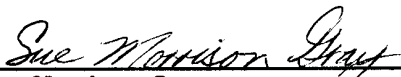
**Sue Morrison Gray**, grantor(s), of UT, hereby **CONVEY AND WARRANT** to

FRANK JESSEN, A MARRIED MAN AND STEPHANIE COSPER, A MARRIED  
WOMAN, AS JOINT TENANTS  
grantee(s) of UT, for the sum of Ten dollars and other good and valuable consideration, the following  
described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.

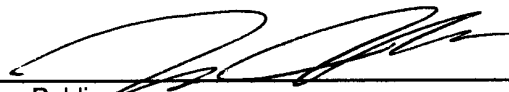
IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this **10th day of June, 2020**.

  
\_\_\_\_\_  
Sue Morrison Gray

State of Utah  
County of Salt Lake

On this 10th day of June, 2020, personally appeared before me Sue Morrison Gray who duly  
acknowledged to me that they executed the same.

My commission expires: 1-29-23

Notary Public 

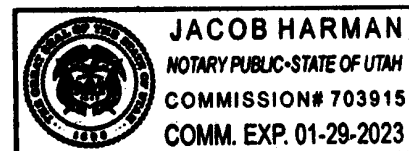


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel No. 1

Lot 3, OLD MILL ESTATES PLAT "E", Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Excepting therefrom the following:

Beginning at a point which is South 46 degrees 12'00" West 10.12 feet along the Lot line from the common Lot Corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E" according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office and running thence South 46 degrees 12'00" West 185.71 feet along said Lot Line to the boundary of said Old Mill Estates Plat "E", thence North 10.39 feet along said boundary; thence North 46 degrees 12'00" East 179.79 feet; thence South 34 degrees 06'57" East 7.61 feet to the point of beginning.

Also excepting therefrom the following:

Beginning at the corner common to Lots 3, 4, 5 and 6 Old Mill Estates, Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office and running thence South 46 degrees 12'00" West 10.12 feet along the Lot line of said Lot 3, thence North 34 degrees 06'57" West 60.16 feet; thence South 43 degrees 46'00" East 59.30 feet along said Lot line to the point of beginning.

Parcel No. 2

Beginning at a point which is North 43 degrees 48'00" West 59.30 feet along the Lot line from the Southeast corner of Lot 4, Old Mill Estates, Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, running thence North 43 degrees 48'00" West 39.80 feet along said Lot line; thence North 03 degrees 27'27" West 16.78 feet to a point on Kara Court; thence along the arc of a 50.00 foot radius curve to the left 3.50 feet (chord bears North 84 degrees 32'13" East 3.50 feet) along said Kara Court; thence South 28 degrees 41'44" East 52.22 feet to the point of beginning.

Parcel No. 3

Beginning at a point which is South 46 degrees 12'00" West 10.12 feet along the lot line and North 34 degrees 06'27" West 6.09 feet from the common lot corner to Lots 3, 4, 5, and 6 of Old Mill Estates Plat "E" according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46 degrees 12'00" West 180.98 feet to the boundary of said Old Mill Estates Plat "E", thence North 2.08 feet along said boundary; thence North 46 degrees 12'00" East 179.79 feet; thence South 34 degrees 06'57" East 1.52 feet to the point of beginning.

Less and excepting any portion lying within the following as conveyed in that Warranty Deed recorded July 27, 1994 as Entry No. 5883875 in Book 6988 at Page 1891 of official records:

Beginning at a point which is South 46 degrees 12'00" West 10.12 feet along the lot line from the common lot corner to Lots 3, 4, 5, and 6 of OLD MILL ESTATES PLAT "E", according to the official recorded plat thereof and running thence South 46 degrees 12'00" West 185.71 feet along said lot line to the boundary of said OLD MILL ESTATES PLAT "E", thence North 8.89 feet along said boundary; thence North 46 degrees 12'00" East 179.79 feet, more or less, to a point that is North 34 degrees 06'57" West 6.11 feet from the point of beginning; thence South 34 degrees 06'57" East 6.11 feet to the point of beginning.