

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Candida Merino
3111 South 8400 West
Magna, UT 84044

13395764
9/16/2020 3:50:00 PM \$40.00
Book - 11020 Pg - 2735-2737
RASHELLE HOBBS
Recorder, Salt Lake County, UT
US TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

File No.: 026185
APN: 14-29-401-034-0000

Joseph Clapham, a single man,

Grantor(s), of Magna, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

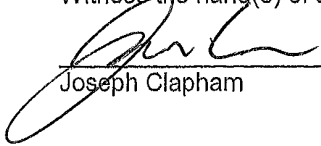
Candida Merino, A single Woman,

Grantee(s), of Magna, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 14th day of September, 2020.



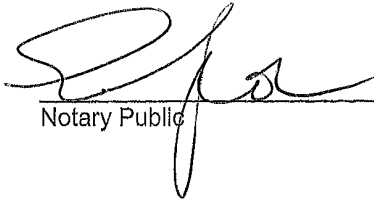
Joseph Clapham

STATE OF UTAH)

:ss)

COUNTY OF San Juan)

The foregoing Instrument was acknowledged before me the 14th day of September,
2020 by Joseph Clapham.



Notary Public

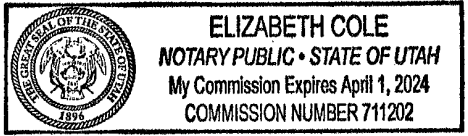


EXHIBIT "A"

COMMENCING AT A POINT 33 FEET EAST AND 40 FEET SOUTH FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 68.5 FEET; THENCE EAST 148 FEET; THENCE NORTH 68.5 FEET; THENCE WEST 148 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING A PORTION OF THE LAND CONVEYED IN WARRANTY DEED RECORDED ON MAY 19, 2017 AS ENTRY NO. 12538359 IN BOOK 10559 AT PAGE 659 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 111 KNOWN AS PROJECT NO. F-0111(27)10, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NW1/4 SE1/4 OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT IN THE EASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 111 WHICH CORNER IS 33.00 FEET S.89°17'21"E. (EAST BY RECORD) ALONG THE QUARTER SECTION LINE AND 49.50 FEET S.00°34'39"W. (SOUTH BY RECORD) FROM THE CENTER CORNER OF SAID SECTION 29, SAID CORNER IS ALSO APPROXIMATELY 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 425+93.10; AND RUNNING THENCE S.89°17'21"E. (EAST BY RECORD) 17.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 3100 SOUTH STREET TO A POINT 50.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 425+93.06; THENCE S.46°19'33"W. 23.73 FEET TO A POINT IN SAID EASTERLY RIGHT OF WAY LINE AT A POINT 33.00 FEET EASTERLY PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 425+76.50; THENCE N.00°34'39"E. (NORTH BY RECORD) 16.60 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Situated in Salt Lake County, State of Utah