13405046 9/25/2020 9:49:00 AM \$40.00 Book - 11025 Pg - 7724-7726 RASHELLE HOBBS Recorder, Salt Lake County, UT BACKMAN TITLE SERVICES BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO John Burton and Katherina Burton 4714 South Naniloa Drive Holladay, UT 84117

Warranty Deed

Order No. 5-109029

Gregory V. Bishop and Brooke A. Bishop

of Holladay, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to

John Burton and Katherina Burton, husband and wife as joint tenants

of Holladay, County of Salt Lake, State of UTAH, Grantees for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 22-11-102-035	
SUBJECT TO: County and/or City Taxes not delinque Covenants, Conditions, Restrictions, Rights-of-Way, East	ent; Bonds and/or Special Assessments not delinquent and ements, and Reservations now of Record
WITNESS, the hand(s) of said Grantor(s), this 23rd	of September AD., 2020
Signed in the Presence of:	
	Gregory V. Bishop
	tomena
	Brooke A. Bishop
STATE OF <u>Utah</u>) SS.	
County of Salt Lake)	
The foregoing instrument was acknowledged before me this By Gregory V. Bishop and Brooke A. Bishop	23rd day of September, 2020
· /1	
Notary Public	<u>-</u>
My Commission Expires: 04 (26 (Z/	Residing at: Salt Life G, Um
	JIM CROCKATT Notary Public State of Utah Comm. Exp.: Apr. 26, 2021 Comm. Number: 693946

LEGAL DESCRIPTION

Order No. 5-109029

PARCEL 1:

Beginning East 483.45 feet and South 23 deg. 00'00" East 150.00 feet from the Northwest corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 67 deg. 20'00" East 73.09 feet; thence South 12 deg. 09'14" East 67.05 feet; thence North 67 deg. 20'00" East 156.66 feet; thence Southeasterly along curve to the left 104.9 feet, more or less; thence South 59 deg. 30'00" West 43.96 feet; thence South 60 deg. 00'00" West 195.87 feet; thence North 23 deg. 00'00" West 219.6 feet to the point of beginning.

Parcel No.: 22-11-102-023

PARCEL 1A:

Together with, by mesne documents of record, the following right of way:

Beginning at a point North 70.56 feet and East 434.39 feet from the Northwest corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 74 deg. 20' West 12.02 feet; thence South 18 deg. 30' East 235.29 feet to a point of a 282.0 foot radius curve to the left; thence Southeasterly along the arc of said curve 171.20 feet to a point of tangency; thence South 53 deg. 17' East 27.00 feet to a point of a 34.0 foot radius curve to the right; thence Southeasterly along the arc of a said curve 26.15 feet to a point of tangency; thence South 9 deg. 15' East 222.78 feet, more or less, to centerline of Valley View Street; thence North 80 deg. 45' East 12.0 feet; thence North 9 deg. 15' West 222.78 feet, more or less, to a point of a 46.0 foot radius curve 35.35 feet to a point of tangency; thence North 53 deg. 17' West 27.00 feet to a point of 270.00 foot radius curve to the right; thence Northwesterly along said curve 163.91 feet to a point of tangency; thence North 18 deg. 30' West 234.63 feet to the point of beginning.

Also:

A right of way beginning at a point South 316.56 feet and East 625.69 feet from the Northwest corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 60 deg. East 195.87 feet; thence North 59 deg. 30' East 389.91 feet; thence North 13 deg. 55'10" West 16.28 feet; thence South 59 deg. 30' West 390.98 feet; thence South 60 deg. West 204.02 feet; thence South 53 deg. 17' East 5.17 feet to a point of a 34.0 foot radius curve to the right; thence Southeasterly along the arc of said curve 11.26 feet to the point of beginning.

PARCEL 2:

Beginning at a point East 482.26 feet, more or less, and South 23 deg. 00'00" East 150.48 feet, more or less, from the Northwest corner of Section 11, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 23 deg. 00'00" East 199.40 feet to the Northerly line extension of Lot 207, Sleepy Hollow No. 2 Subdivision, as per record of survey prepared by McNeil Engineering, surveying, on file in the office of the Salt Lake County Surveyor; thence South 60 deg. 00'00" West along said Northerly line extension 11.94 feet, more or less, to the center line of Cottonwood upper canal; thence North 49 deg. 32'02" West along said center line 77.80 feet to a point on the Easterly line of Callister Subdivision, as recorded with the office of the Salt Lake County Recorder; thence along said Easterly line the following (2) courses: (1) North 40 deg. 00'00" West 80.06 feet; (2) North 19 deg. 00'00" West 55.21 feet; thence North 67 deg. 20'00" East 66.16 feet to the point of beginning.

Parcel No.: 22-11-102-035