

10692

WHEN RECORDED MAIL TO:

Calli Whipperman
1544 EAST TALO COURT
MILLCREEK, UT 84106

13465149
11/17/2020 3:08:00 PM \$40.00
Book - 11062 Pg - 6439-6441
RASHELLE HOBBS
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

WARRANTY DEED

MACKAY HIGHLAND, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantor,

of MILLCREEK, County of SALT LAKE, State of Utah
hereby CONVEY and WARRANTY to

Calli Whipperman, Unmarried Woman

Grantee,

of MILLCREEK, County of SALT LAKE, State of Utah, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit

See Attached Exhibit "A"

16-33-326-078

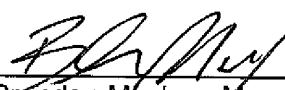
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2020 taxes and thereafter.

16-33-326-078

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 19th day of August, 2020

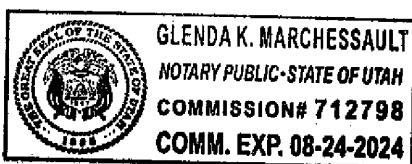
Mackay Highland, LLC,
a Utah Limited Liability Company

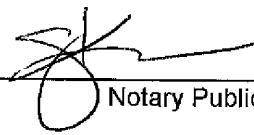

By: Brendon Mackay, Manager

STATE OF UTAH)
:ss

COUNTY OF Salt Lake

On the 19th day of August, 2020, personally appeared before me Brendon Mackay, the Manager of Mackay Highland, LLC, a Utah Limited Liability Company the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public

ORDER NUMBER: 10692

EXHIBIT "A"

Parcel 1:

Lot 16, COMMON AREAS AND LIMITED COMMON AREAS CONTAINED IN THE TALO HOMES PUD AMENDED, according to the official plat thereof and of record in the Salt Lake County Recorder's Office.

Parcel 1A:

Together with a private right of way known as Talo Court.

Parcel 1B:

Together with a Sanitary Sewer Easement as evidenced in that certain Sanitary Sewer Easement recorded on April 26, 2018 as Entry No. 12761081 in Book 10668 at Page 8276 described as follows:

Beginning at a point South 2776.66 feet and West 1061.73 feet from the North Quarter corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point being also South 24°48'32" East 604.49 feet along the centerline of said Highland Drive and West 388.11 feet from the Brass Cap Monument located at the intersection of Siggard Drive and Highland Drive and running: Thence South 14°46'36" East 52.74 feet to a point of curvature; thence 4.72 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 10°49'38" (Long Chord Bears South 06°53'54" West 4.72 feet); thence South 01°29'05" West 18.40 feet; thence North 88°33'05" West 3.23 feet; thence North 14°46'36" West 68.08 feet; thence East 4.31 feet; thence North 01°00'00" East 8.17 feet; thence North 89°14'20" East 3.73 feet to the point of beginning.

Parcel 1C:

Together with a Storm Sewer Easement as evidenced in that certain Storm Sewer Easement recorded on April 26, 2018 as Entry No. 12761082 in Book 10668 at Page 8283 described as follows:

Beginning at a point South 2784.88 feet and West 1131.82 feet from the North Quarter corner of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said point also being South 24°48'32" East 613.54 feet along the Centerline of said Highland Drive and West 461.99 feet from the Brass Cap Monument located at the intersection of Siggard Drive and Highland Drive and running: Thence South 03°27'19" East 88.16 feet; thence North 89°15'31" East 57.66 feet; thence South 0°31'33" West 10.00 feet; thence South 89°15'31" West 66.97 feet; thence North 03°27'19" West 98.30 feet; thence East 10.02 feet to the point of beginning.

16-33-326-078