13538036 1/20/2021 1:15:00 PM \$40.00 Book - 11102 Pg - 1228-1229 RASHELLE HOBBS Recorder, Salt Lake County, UT FIRST AMERICAN TITLE BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by: First American Title Insurance Company 7730 South Union Park Ave, Ste 650 Midvale, UT 84047 (801)255-4800

Mail Tax Notices to and AFTER RECORDING RETURN TO: Helen G. Aderibigbe 1666 East Garfield Ave Sait Lake City, UT 84105

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

## **SPECIAL WARRANTY DEED**

Escrow No: **394-6102365 (CS)** A.P.N.: **16-16-451-003-0000** 

**Helen G. Aderibigbe**, 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

**Helen G. Aderibigbe, a married woman,** 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**:

THE EAST 24.55 FEET OF LOT 20, ALL OF LOT 21, AND THE WEST 0.45 FEET OF LOT 22, BLOCK 8, PROGRESS HEIGHTS 2ND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

## ALSO:

BEGINNING SOUTH 89°54'41" WEST 162.5 FEET FROM THE SOUTHEAST CORNER OF LOT 24 OF SAID BLOCK 8; AND RUNNING THENCE SOUTH TO A POINT 120 FEET NORTH FROM THE NORTH LINE OF WESTMINSTER AVENUE; THENCE WEST 39.91 FEET; THENCE NORTH TO A POINT DUE WEST FROM BEGINNING; THENCE EAST 39.91 FEET TO THE POINT OF BEGINNING.

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 January 13, 2021.

P.N.: <b>16-16-451</b> 00	<b>003-</b> Special Warranty Deed - continued		File No.: <b>394-6102365 (CS</b> )	
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Helen G. Ader	ibigbe			
				anning me
STATE OF	Utah	)		
COUNTY OF	Salt Lake	)Ss. )		
On	ary 13 e within instrun			fore me, <b>Helen G. Aderibigbe</b> , se executed the same.
MI MARA	The lle		·	
Notary Public Crystal Shelley	June o			CRYSTAL SHELLEY DTARY PUBLIC - STATE OF UTAH COMMISSION #715941
(Printed Name) My Commission	expires: 01/13	3/2025	{Seal or Stamp}	OMM. EXP. 01-13-2025