

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

13541947
1/25/2021 10:43:00 AM \$40.00
Book - 11104 Pg - 3947-3949
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
4496 West 5415 South
Kearns, UT 84118

RESPA

WARRANTY DEED

ITS File No.: 88895
PIN: 21-18-126-024

SCOTT LOPEZ, Trustee of THE SCOTT LOPEZ FAMILY TRUST, dated March 31, 2020, Grantor,
of Kearns, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

DANIEL CROUCH, Grantee,

of Kearns, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100----- DOLLARS,
and other good and valuable considerations the following described tract of land in Salt Lake County,
State of Utah, to-wit:

LOT 304, BLOCK 62-A, HOFFMAN HEIGHTS NO. 9 SUBDIVISION, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THAT PORTION DEEDED FROM SUSAN FRAZIER TO THE UTAH
DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 28, 2011 AS ENTRY NO. 11269491
IN BOOK 9961 AT PAGE 9233, OFFICIAL SALT LAKE COUNTY RECORDS. MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AN ENTIRE TRACT IN THE NORTHERLY RIGHT
OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH POINT IS 3,295.60 FEET
NORTH 89°59'04" WEST ALONG THE NORTHERLY SECTION LINE OF SECTION 18, TOWNSHIP 2
SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND 55.62 FEET SOUTH 00°05'30"
WEST FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER IS ALSO APPROXIMATELY 54.74 FEET
PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT
OPPOSITE ENGINEER STATION 532+00.79; AND RUNNING THENCE NORTH 00°05'30" EAST 1.26
FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 304 TO A LINE PARALLEL WITH AND 56.00
FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH
89°54'09" EAST 25.21 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER
STATION 532+26.00; THENCE SOUTH 82°43'47" EAST 10.08 FEET TO A POINT IN THE
NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH
POINT IS 54.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE

OPPOSITE ENGINEER STATION 532+36.00; THENCE NORTH 89°54'30" WEST 35.21 FEET ALONG SAID NORTHERLY 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.

PARCEL IDENTIFICATION NO. 21-18-126-024.

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

WITNESS the hand of said grantor, this 23rd day of January, 2021.

SCOTT LOPEZ, Trustee of THE SCOTT LOPEZ
FAMILY TRUST, dated March 31, 2020

BY: Scott Lopez Trustee
Scott Lopez, Trustee

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 23rd of January, 2021, personally appeared before me SCOTT LOPEZ, Trustee of THE SCOTT LOPEZ FAMILY TRUST, dated March 31, 2020, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

Colton S. Halvorsen
Notary Public -

My Commission Expires: 06-11-23
Commission No.: 706415

