

MAIL TAX NOTICE TO:
GRANTEE
15148 S ROSE CANYON RD
HERRIMAN, UT 84096

CTE NO. 204492

13555574
2/3/2021 4:42:00 PM \$40.00
Book - 11112 Pg - 719-720
RASHELLE HOBBS
Recorder, Salt Lake County, UT
CAPSTONE TITLE & ESCROW
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

ROB BROWN AND BRADFORD BROWN, JOINT TENANTS

Grantor, of HERRIMAN, SALT LAKE County, State of UTAH,
hereby CONVEYS and WARRANTS to

ROBERT BROWN, A MARRIED MAN

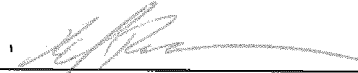
Grantee, of HERRIMAN, SALT LAKE County, State of UTAH, for the sum of TEN DOLLARS
and other good and valuable consideration, the following tract of land in SALT LAKE County, State
of Utah, to-wit

See Attached Exhibit "A"

Parcel No. 32-16-100-045

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and
equity and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor, this 2nd day of February, 2021



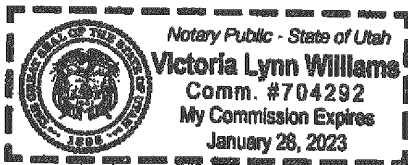
ROB BROWN

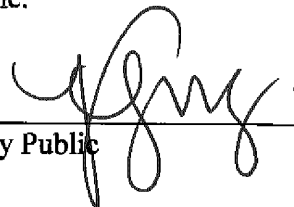


BRADFORD BROWN

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 2nd day of February, 2021, personally appeared before me **ROB BROWN AND
BRADFORD BROWN, JOINT TENANTS** the signer(s) of the within instrument, who duly
acknowledged to me that they executed the same.





Notary Public

EXHIBIT "A" LEGAL

A portion of Lot 164, proposed Plat of HI-COUNTRY ESTATES PHASE II, and being more particularly described as follows:

Beginning at a point which is South 708.06 feet and West 4239.90 feet from the Northeast corner of Section 16, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 77° 24'53" East 878.37 feet; thence South 19° 53'44" West 25.00 feet; thence North 77° 24'53" West 538.08 feet; thence South 12° 35'07" West 249.75 feet; thence North 84° 53'34" West 313.00 feet; thence North 07° 43'56" East 316.42 feet to the point of beginning.

Together with a perpetual easement and right of way over and across the following described roads: A through H, both inclusive, and J through M, both inclusive, and more fully described in the Special Warranty Deed from Zions First National Bank, Trustee to James M. Mascaro and Frieda L. Mascaro, recorded May 20, 1974 as Entry No. 2622872, in Book 3590, at Page 26 of Official Records.

Together with and less and excepting that portion conveyed by Boundary Line Agreement recorded August 7, 1997, as Entry No. 6709407, in Book 772 at Page 2696, of Official Records.

Tax ID No.: 32-16-100-045