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2/5/2021 11:19:00 AM \$40.00
Book - 11113 Pg - 649-651
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Robert D. Archibald and Mary Ellen Navas, Trustees
5081 South 2100 East
Holladay, UT 84117



File No.: 114285-WHP

WARRANTY DEED

Peggy Wilson,

GRANTOR of Salt Lake County, State of Utah, hereby Conveys and Warrants to

Robert D. Archibald and Mary Ellen Navas, as Trustees of The Archibald-Navas Family Trust under Trust dated February 4, 2013,

GRANTEES of Holladay, State of Utah

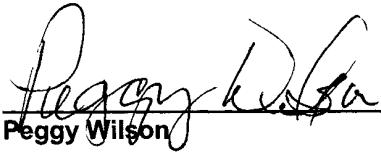
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-10-304-024 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 5th day of February, 2021.


Peggy Wilson

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 5th of February, 2021 by Peggy Wilson.


Notary Public

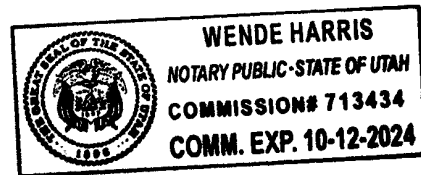


EXHIBIT A
Legal Description

Beginning North 01°32'20" East 1966.94 feet and South 34°22'20" West 434.58 feet and South 79°48' East 1114.8 feet and North 00°03'55" West 786.13 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 158.62 feet; thence South 13°46'40" East 31.11 feet; thence South 02°43'18" West 28.25 feet; thence South 87°26' East 67.26 feet; thence South 221.62 feet; thence North 84°20' West 232.14 feet; thence North 00°03'55" West 260 feet, more or less, to beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point at the Southwest corner of Lot 6, ARBORWOOD PARK SUBDIVISION as recorded with the office of the Salt Lake County Recorder, said point also being North 2166.36 feet and East 1138.43 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°08'57" East along the West line as conveyed to John H. and Lyn Ann Allen Bernard recorded on August 16, 1978, as Entry No. 3153795 in Book 4723 at Page 1107 of official records 4.64 feet; thence North 86°52'18" West along said conveyance 3.02 feet to the true point of beginning and running thence South 64.17 feet, more or less, to the centerline of Big Cottonwood Creek; thence Northwesterly along the centerline of said creek the following (5) courses: South 86°26'33" West 5.14 feet and North 74°14'03" West 19.14 feet and North 62°22'44" West 26.56 feet and North 37°24'03" West 24.04 feet and North 32°34'02" West 18.76 feet; thence North 05°36'39" East 38.04 feet; thence East 5.66 feet to a point on an existing tennis court fence line, said point also being on the West line of said conveyance to John H. and Lyn Ann Allen Bernard; thence South 02°47'50" West 24.36 feet, more or less, along a tennis court fence and said conveyance; thence South 87°26' East along said conveyance 67.26 feet, more or less, along the South line of Zimonja deed line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point on the Easterly side of 2100 East Street, said point being 1923.75 feet North and 928.79 feet East and North 00°03'55" West 55.06 feet from the Southwest corner of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said Southwest corner described in some deeds as being 5.5 feet South 34.79 feet West of monument in its present location and running thence North 00°03'55" West along the Easterly right of way line of 2100 East Street 164.17 feet; thence along a curve to the left (the radius point of which is North 30°03'55" West 50.00 feet) Northeasterly a distance of 52.30 feet; thence East 113.50 feet; thence South 05°36'39" West 139.75 feet; thence South 61°15' West 142.12 feet along an existing wood fence to the point of beginning.