

Mail Recorded Deed and Tax Notice To:
Chris McCandless
9071 S 1300 W, Ste 100
West Jordan, UT 84088

13579743
2/26/2021 9:45:00 AM \$40.00
Book - 11125 Pg - 9882-9885
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



File No.: 139338-CAP

WARRANTY DEED

Springview Farms II, LC, a Utah limited liability company

GRANTOR(S) of Bluffdale, State of Utah, hereby Conveys and Warrants to

Chris McCandless

GRANTEE(S) of West Jordan, 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:

All of Lots 2 and 3, LOUMIS PLACE SUBDIVISION, according to the official plat thereof recorded February 23, 2021 as Entry No. 13575715 in Book 2021P at Page 51 in the office of the Salt Lake County Recorder.

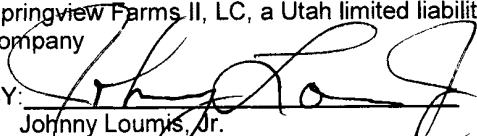
TAX ID NO.: Prior Parcels 33-10-202-046, 33-10-202-036 and 33-10-202-047 (for reference purposes only)

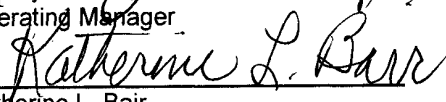
RESERVING UNTO GRANTOR, its successors and/or assigns, a Perpetual Fence Line Easement across a portion of Lot 2 LOUMIS PLACE SUBDIVISION, according to the official plat thereof recorded February 23, 2021 as Entry No. 13575715 in Book 2021P at Page 51 in the office of the Salt Lake County Recorder, which easement is further described herein in Exhibits A and B, attached hereto and made part hereof.

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 25th day of February, 2021.

Springview Farms II, LC, a Utah limited liability company

BY: 
Johnny Loumis, Jr.
Operating Manager

BY: 
Katherine L. Bair
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 25th day of February, 2021, personally appeared before me Johnny Loumis, Jr., who acknowledged himself to be the Operating Manager of Springview Farms II, LC, a Utah limited liability company, and that they, as such Operating Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

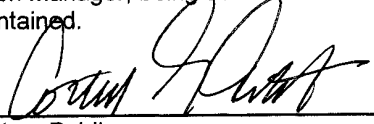

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 25th day of February, 2021, personally appeared before me Katherine L. Bair, who acknowledged herself to be the Manager of Springview Farms II, LC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

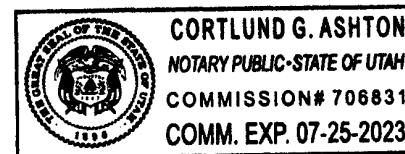
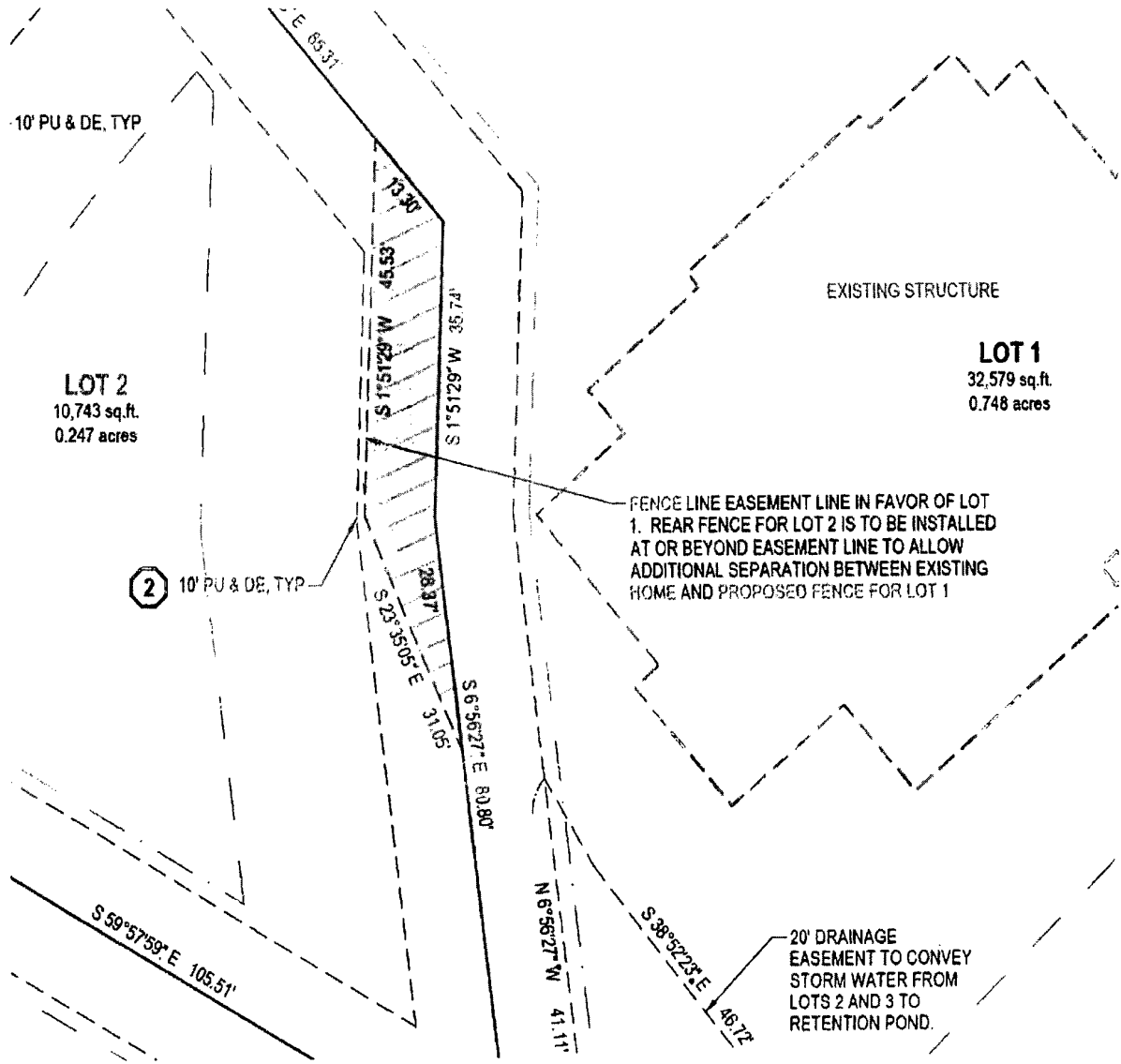


EXHIBIT "A"



Note: The Fenceline Easement is contained in the shaded and lined area above and is limited to placement within reason at the top of the existing rock wall.

EXHIBIT B

The Easement herein is intended for the following purpose: to allow Grantor to install and maintain a fence of no greater height than 6 vertical feet which is to be installed and maintained by, for the benefit of, and at the sole discretion and cost of the Grantor or their successors and or assigns.

Grantor shall have the right to plan, install, construct, operate, maintain, repair, remove and replace any material(s) comprising the fence line from time to time as Grantor may require in order to maintain the fence line in good condition. Grantor shall have the right of reasonable ingress and egress upon Grantees' property with the understanding that no maintenance access other than that of the easement area shall be used by Grantor and its use is limited specifically to the described easement area only. The intention of the Easement is to allow the Grantor to construct the fence line at the top of the existing rock retaining wall as it interacts with Grantee's property.

Said Easement pertains to real property located in Salt Lake County, State of Utah, and further described as:

Beginning at a point which is along the Northwestern line of Lot 1, LOUMIS PLACE SUBDIVISION, according to the official plat on record in the office of the Salt Lake County Recorder, said point being South 40 degrees 42 minutes 45 seconds East 65.31 feet from the Northwestern Corner of said Lot 1, LOUMIS PLACE SUBDIVISION, and running thence South 1 degree 51 minutes 29 seconds West 35.74 feet along said lot line; and running thence South 6 degrees 56 minutes 27 seconds east 28.37 feet along said lot line; thence running North 23 degrees 35 minutes 05 seconds West 31.05 feet; thence North 1 degree 51 Minutes 29 Seconds East 45.53 feet to a point on the Northwesterly lot line of Said Lot 1; and running thence South 40 degrees 42 minutes 45 seconds East 13.30 feet to the point of beginning.