

13597118  
3/15/2021 8:15:00 AM \$40.00  
Book - 11136 Pg - 579-580  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:  
First American Title Insurance Company  
6985 S Union Park Ctr, Suite 170  
Midvale, UT 84047  
(801)562-2212

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
James R. Schouten  
133 E 7615 S  
Midvale, UT 84047

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

## **WARRANTY DEED**

Escrow No. **301-6117177 (NB)**  
A.P.N.: **22-30-307-037**

**Jadey Lyn Schouten**, Grantor, of **Midvale, Salt Lake** County, State of **UT**, hereby CONVEY AND WARRANT TO

**James Ryan Schouten** a single man, Grantee, of **Midvale, 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**:

**PARCEL 1:**

**COMMENCING AT A POINT 1140.25 FEET EAST OF THE NORTHWEST CORNER OF LOT 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 100.0 FEET; THENCE EAST 75.0 FEET; THENCE NORTH 100.0 FEET; THENCE WEST 75.0 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCING IN THE CENTER OF STATE ROAD 10.5 RODS EAST AND 100 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4, AND RUNNING THENCE EAST 1974 FEET; THENCE SOUTH 16.5 FEET; THENCE WEST 1974 FEET; THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING.**

**\*\*\*THIS DEED IS GIVEN IN FULL COMPLIANCE WITH THAT CERTAIN DECREE OF DIVORCE FILES OCTOBER 16, 2020 AS CASE NO 204901875**

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

Witness, the hand(s) of said Grantor(s), this 312-21.

**Jadey Lyn Schouten**

Jadey Lyn Schouten

STATE OF Utah )  
COUNTY OF Salt Lake )Ss.

On 3-12, 2021, personally appeared before me, **Jadey Lyn Schouten**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Nicole Borba

Notary Public

Nicole Borba

(Printed Name)

My Commission expires: 12-3-24

{Seal or Stamp}

