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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:

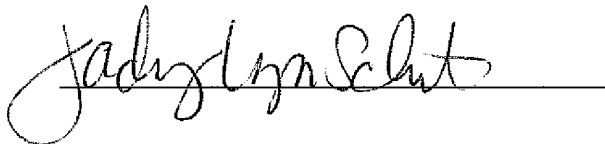
COMMENCING AT A POINT 1140.25 FEET EAST OF THE NORTHWEST CORNER OF LOT 4, SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 100.0 FEET; THENCE EAST 75.0 FEET; THENCE NORTH 100.0 FEET; THENCE WEST 75.0 FEET TO THE POINT OF BEGINNING.

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 3.12.21.**Jadey Lyn Schouten**

STATE OF

Utah

)Ss.

COUNTY OF

Salt LakeOn 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.

Notary Public

(Printed Name)

My Commission expires:


Nicole Borba12.3.24

{Seal or Stamp}

