

MAIL TAX NOTICE TO  
Charles J. Gruver and Kirt Freeman  
143 West Girard Avenue  
Salt Lake City, UT 84103  
Order No. 5-111312

13644019  
4/27/2021 9:16:00 AM \$40.00  
Book - 11164 Pg - 761  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
BACKMAN TITLE SERVICES  
BY: eCASH, DEPUTY - EF 1 P.

## **Warranty Deed**

Charles J. Gruver and Kirt Freeman

of Salt Lake City, County of Salt Lake, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Charles J. Gruver and Kirt Freeman, husband and husband, as joint tenants

of Salt Lake City, County of Salt Lake, State of UTAH, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of UTAH:

**PARCEL 1:**

**Beginning at a point 11 feet East of the Northwest corner of Lot 5, Block 24, Plat "E", Salt Lake City Survey, and running thence South 23 deg. 32' East 131.115 feet; thence East 49.5 feet; thence North 23 deg. 32' West 131.115 feet, more or less, to the North line of said Lot 5; thence West 49.5 feet to the point of beginning.**

**PARCEL 1A:**

Together with a right of way and easement over an alley way as follows:

Beginning at a point Northwest corner of said Lot 5 and running thence South 23 deg. 32' East 147.65 feet; thence East 110 feet to the East line of said Lot; thence North 23 deg. 32' West 16.5 feet; thence West 99 feet; thence North 23 deg. 32' West 131.15 feet; thence West 11 feet to the point of beginning.

Parcel No.: 08-36-234-010

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hands of said Grantors, this 22nd of April . 2021

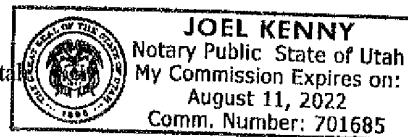
   
Charles J. Gruver Kirk Freeman

State of Utah )  
County of Weber ) SS.

By The foregoing instrument was acknowledged before me this 22nd day of April, 2021  
Charles J. Gruver and Kirt Freeman

Notary Public  
My Commission Expires: 08/11/2022

Residing at: Salt Lake, Utah Notary Public State of Utah  
My Commission Expires on:



Warranty Deed Indiv. Notary  
Backman Title Services Ltd.