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5/7/2021 2:23:00 PM \$40.00
Book - 11170 Pg - 9483-9484
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
1260 E Stringham Ave, Ste 150
Salt Lake City, UT 84106
(801)463-2755

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Olivier Max Laguette
11869 South October Cove
Sandy, UT 84092

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

SPECIAL WARRANTY DEED

Escrow No: **063-6129485 (jrm)**
A.P.N.: **28-27-204-012-0000**

Olivier Max Laguette, Grantor, of **Sandy, Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Olivier Max Laguette and Louisa J. Laguette, Trusees of The Laguette Family Trust 2018, dated March 2, 2018, Grantee, of **Sandy, 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:

LOT 112, AUTUMN RIDGE AT HIDDEN VALLEY NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 113, AUTUMN RIDGE AT HIDDEN VALLEY NO. 1, A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 0°09'47" WEST 85.57 FEET; THENCE NORTH 78°02'48" WEST 124.95 FEET TO A POINT ON THE ARC OF A 55 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 78°02'48" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°54'58" A DISTANCE OF CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22 FEET; THENCE SOUTH 55°07'50" EAST 159.87 FEET TO THE POINT OF BEGINNING.

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 5/7/2021.

Olivier Max Laguette
Olivier Max Laguette

STATE OF UT)
County of Salt Lake) ss.

On May 7, 2021, before me, the undersigned Notary Public, personally appeared **Olivier Max Laguette** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 9.21.21

